



CITY OF LODI COUNCIL COMMUNICATION

AGENDA ITEM

I-1
Supplemental

AGENDA TITLE: Public Hearing to Consider Resolution Approving Final 2009-14 Consolidated Plan, Citizen Participation Plan & 2009-10 Action Plan for the Community Development Block Grant Program and the Allocation of Available 2008-09 CDBG-R Funding.

MEETING DATE: May 6, 2009

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Conduct a public hearing to consider and approve the Final 2009-14 Consolidated Plan, Citizen Participation Plan and 2009-10 Action Plan for the Community Development Block Grant Program, and the allocation of available CDBG-R funding.

BACKGROUND INFORMATION: The 2009-10 fiscal year will be the City's first year receiving Community Development Block Grant (CDBG) funds as an entitlement community. This requires that the City prepare a series of documents to adequately plan for the expenditure of the funds.

The 2009-2014 Consolidated Plan describes the City's housing and community development needs over the next five years, and creates priorities for expending funds. The Citizen Participation Plan describes how the City will keep Lodi residents informed of matters relating to the CDBG funds. The 2009-2010 Action Plan describes the programs and activities proposed during the 2009-2010 program year with the anticipated CDBG funding of ~~\$743,500~~ **\$751,256**.

As per federal regulations, the Consolidated Plan documents have been available for the public review and comment during the past 30 days. During that period no comments from the Lodi community were received and the documents will be forwarded for approval as submitted. The City Council should authorize staff to make minor changes to the Consolidated Plan documents in response to comments received and deemed necessary by the U.S Department of Housing and Urban Development (HUD).

CDBG funds can be used for a wide range of community development projects as long as they meet a national objective. The national objectives are 1) to address the needs of low- to moderate-income persons, 2) to eliminate slum or blighted conditions, and 3) to resolve an urgent need. During the program year that begins July 1, 2009, the City plans to fund public facilities improvements, infrastructure, public services, and program administration.

CDBG Funding Recommendations

For planning and administrative activities, an allocation of ~~\$148,700~~ **\$150,251** (20 percent of the CDBG 2009/10 allocation) is recommended to cover the costs of managing the CDBG Program. Remaining funding recommendations are grouped into the following categories: City projects, City service programs, community-based organization (CBO) projects, and CBO service programs.

APPROVED: 
Blair King, City Manager

Funding recommendations for these four categories are listed below, with additional detail on applicants and recommendations in Exhibit A (Summary of 2009/10 Applications Received), Exhibit B (Internal Applications Received), and Exhibit C (City Manager's Recommendations for Funding).

CITY PROJECTS (~~\$389,824~~ **\$393,547)**

- Alley Drainage Improvements (~~\$232,000~~ **\$235,723**)
- Graffiti Abatement – Private Property (\$40,000)
- Hale Park Playground Surface Renovation (\$60,000)
- Handicapped Ramp Replacement – 100 Blk. W. Elm St. (\$29,824)
- Blakely Park – Swing Area Surface Recoating (\$28,000)

CITY SERVICE PROGRAMS (\$56,880)

- Spay/Neuter Program (\$15,000)
- Graffiti Abatement – Public Property (\$41,880)

CBO CAPITAL PROJECTS (~~\$268,400~~ **\$270,285)**

- LOEL Foundation – Kitchen Renovation (~~\$268,400~~ **\$270,285**)

CBO SERVICE PROGRAMS (~~\$29,403~~ **\$30,000)**

- San Joaquin Fair Housing – Fair Housing Services (~~\$19,403~~ **\$20,000**)
- Second Harvest Food Bank - Food Assistance Programs (\$10,000)

~~As the aforementioned funding recommendations are based upon the estimated allocation of \$743,500, it is recommended that should the final allocation be greater than that amount, the additional funding be allocated to the following project:~~

- ~~• Salvation Army – Hope Harbor Roof Replacement~~

In addition to the current allocation of CDBG funds, through the American Recovery and Reinvestment Act of 2009 (ARRA), Congress has allocated an additional \$1 billion in CDBG funding, designated CDBG-R (Rapid), that should be allocated to “shovel ready” projects capable of being implemented within 120 days of funding award. These CDBG-R funds are a supplement to our 2008/09 CDBG allocation and therefore will be accessed through the Urban County.

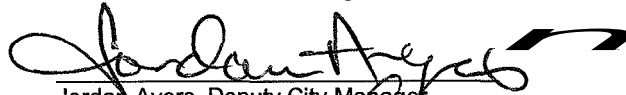
While we have been told that the CDBG-R allocation will be treated a little differently than normal CDBG funds and we are awaiting actual rulemaking on this, we are expecting that the eligible project(s) for these CDBG-R funds will be taken from this list of applications for either City or CBO projects. We are estimating an amount equal to 25 percent of our 2008 allocation, or \$173,149.

Pending final rulemaking for these CDBG-R funds, it is recommended that the following projects be approved for funding:

- SJC Human Services Agency – Lodi Community Center Facility Improvements (\$149,449)
- ~~• Salvation Army – Hope Harbor Roof Replacement (\$23,700)~~

FISCAL IMPACT: CDBG are federal funds. Capital improvements allow for maintenance costs to be reduced. Administration costs are paid via a 20 percent set-aside of the grant funds.

FUNDING AVAILABLE: 2009/10 Community Development Block Grant
2008 CDBG-R Funding


Jordan Ayers, Deputy City Manager


FOR Konradt Bartlam
Community Development Director

Attachments:

Exhibit A - Summary of Applications Received
Exhibit B - Internal Applications Received
Exhibit C - City Manager's Recommendations
2009-14 Consolidated Plan
2009-14 Citizen Participation Plan
2009-10 Action Plan

City Manager's Recommendations

NOTE: Ifalicized Bold indicates revised figures with final CDBG allocation amount.

2009/10 CDBG Allocation

Program Administration (20%)

Adjusted Balance

Reallocated Urban County CDBG Funding

Total Funding Available

\$751,256

(\$150,251)

\$601,055	2009/10 CDBG Allocation		Reallocated Urban County CDBG		CDBG-R
\$149,707	60% City Set-Aside	40% CBO Set-Aside	60% City Set-Aside	40% CBO Set-Aside	
\$750,712	\$360,603	\$240,402	\$89,824	\$59,883	\$173,149
\$235,723	\$235,723				
\$40,000	\$40,000				
\$60,000			\$60,000		
\$29,824			\$29,824		
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\$270,285		\$210,402		\$59,883	
\$173,149					\$173,149
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City Projects

Alley Drainage Improvements
Graffiti Abatement - Private Property
Hale Park Surface Renovation
Handicap Ramp Replacement - W. Elm St
Blakely Park - Swing Area Resurfacing

City Service Programs

Spay/Neuter Program
Graffiti Abatement - Public Property

CBO Projects

LOEL Foundation - Kitchen Renovation
SJC HAS - Lodi Community Center Project

CBO Service Programs

S.J. Fair Housing - Fair Housing Services
Second Harvest Food Bank - Food Assist.

RESOLUTION NO. 2009-_____

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE FINAL
2009-14 CONSOLIDATED PLAN, CITIZEN PARTICIPATION PLAN AND 2009-
10 ACTION PLAN FOR THE FEDERAL ALLOCATION OF COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS, AND FURTHER ALLOCATION OF
AVAILABLE CDBG-R FUNDS THROUGH THE URBAN COUNTY
=====

WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) as an entitlement community for fiscal year 2009-10 Federal allocation; and

WHEREAS, the City Council of the City of Lodi has been made aware of the amount of the CDBG funds available for the 2009-10 Federal allocation of fiscal program year being ~~approximately \$743,500~~ **\$751,256**; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 30 day public comment period, a public hearing at the City Council meeting of May 6, 2009, to receive comments and proposals from the public regarding the projected use of CDBG funds and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important requirements; and

WHEREAS, the City of Lodi, California, has received public input regarding the proposed use of CDBG funds; and

WHEREAS, staff therefore recommends the allocation of 2009-10 CDBG as indicated in Exhibit A; and

~~WHEREAS, the aforementioned funding recommendations are based upon the estimated allocation of \$743,500, should the final allocation be greater than that amount, the additional funding is to be allocated to the following project:~~

- ~~• Salvation Army - Hope Harbor Roof Replacement~~

WHEREAS, an additional CDBG allocation has been made to 2008 entitlement communities in the American Recovery and Reinvestment Act (ARRA), San Joaquin County has received an allocation of \$955,227 of these funds, dubbed CDBG-R for "rapid" or expedited use, for "shovel-ready" CDBG-eligible projects that are able to implement funding with 120 days of award. The City of Lodi's portion of this funding is estimated to be \$173,149; and

WHEREAS, staff recommends that that the CDBG-R funds be allocated to the following projects:

- SJC HSA - Lodi Community Center Facility Improvement (~~\$149,449~~ **\$173,149**)
- ~~• Salvation Army - Hope Harbor Roof Replacement (\$23,700)~~

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the Final 2009-14 Consolidated Plan, Citizen Participation Plan and the 2009-10 Action Plan with the recommended 2009-10 Federal allocations of CDBG funds to the projects recommended by staff in the amount of ~~\$744,507~~ **\$750,712**, as indicated in the attached Exhibit A; and

BE IT RESOLVED that the City Council does also authorize staff to make minor changes to the Consolidated Plan documents in response to comments and/or directions received and deemed necessary by the U.S. Department of Housing and Urban Development; and

BE IT RESOLVED that the City Council of the City of Lodi does also hereby approve the allocation of available CDBG-R through the Urban County, as indicated in the attached Exhibit A.

Dated: May 6, 2008

=====

I hereby certify that Resolution No. 2009-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 6, 2009, by the following vote:

AYES: COUNCIL MEMBERS -

NOES: COUNCIL MEMBERS -

ABSENT: COUNCIL MEMBERS -

ABSTAIN: COUNCIL MEMBERS -

RANDI JOHL
City Clerk

2009-____

City Manager's Recommendations

2009/10 CDBG Allocation

Program Administration (20%)

Adjusted Balance

Reallocated Urban County CDBG Funding

Total Funding Available

City Projects

Alley Drainage Improvements

Graffiti Abatement - Private Property

Hale Park Surface Renovation

Handicap Ramp Replacement - W. Elm St

Blakely Park - Swing Area Resurfacing

City Service Programs

Spay/Neuter Program

Graffiti Abatement - Public Property

CBO Projects

LOEL Foundation - Kitchen Renovation

SJC HSA - Lodi Community Center Project

CBO Service Programs

S.J. Fair Housing - Fair Housing Services

Second Harvest Food Bank - Food Assist.

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EXHIBIT A

\$751,256					
(\$150,251)					
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RESOLUTION
EXHIBIT A



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CDBG, Funding Recommendations

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APPROVED: _____

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Jordan Ayers, Deputy City Manager


Konradt Bartlam
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City of Lodi 2009-10 CBO Applications Received

Project - Organization	Project Description	Activity Type	Fund Request
Senior Nutrition Services SJC Human Services Agency	Provide nutritious home-delivered meals to Lodi seniors five days per week.	Public Service	\$43,400
Community Training Community Partnership for Families	Provide funding for ESL program staff and site director. Purchase computers, Rosetta Stone software, and miscellaneous supplies. Offer bus passes to program participants.	Public Service	\$31,515
Fair Housing Services San Joaquin Fair Housing	Provide required fair housing services, including telephone hotline for tenants and landlords, investigation of complaints, and fair housing testing.	Public Service	\$24,448
Food Distribution Programs Second Harvest Food Bank	Provide support for the administration of the Food Assistance and Senior Brown Bag Programs.	Public Service	\$10,000
Mobile Farmer's Market Emergency Food Bank of Greater Stockton	Offer a mobile farmer's market once a month in Lodi, which includes distribution of free fruits and vegetables, nutrition education, and cooking demonstrations.	Public Service	\$5,600
Domestic Violence Prevention Services Women's Center of San Joaquin County	Support the services offered by the Women's Center, including domestic violence counseling, shelter, and education, as well as parenting classes at the Hope Harbor site in Lodi.	Public Service	\$5,000
Drug and Alcohol Testing Program Sunhouse	Purchase a certification that will allow Sunhouse to offer testing required for their drug and alcohol treatment programs.	Public Service	\$3,452
Kitchen Renovation LOEL Senior Center	Completely renovate the kitchen space at the LOEL Senior Center to increase its size and install a full commercial kitchen. LOEL plans to take over homebound and congregate meal service from SJC Human Services Agency.	Public Facility	\$392,987
Lodi Community Center Facility Improvements SJC Human Services Agency	Improve the Community Center site by paving a parking lot and making site and landscaping improvements to meet Lodi's code requirements. Matching funds coming from San Joaquin County.	Public Facility	\$149,449
Facility Acquisition One-Eighty Teen Center	Purchase a property adjacent to the current Teen Center site in order to provide additional space for adolescent and family services programs and free up space for after-school programs and job training programs.	Public Facility	\$140,000
Roof Replacement Salvation Army	Replace the roof at the Hope Harbor emergency shelter.	Public Facility	\$120,000
Emergency Generator Salvation Army	Purchase a generator for the Hope Harbor facility, which is designated a emergency shelter facility in the event of a disaster in the community.	Public Facility	\$90,000
Kitchen Equipment Purchase Lodi Boys and Girls Club	Purchase two new stoves and one ice machine for installation in the Boys and Girls Club facility, for use in after-school programs.	Public Facility	\$19,000
Teen Center Renovation Lodi Boys and Girls Club	Renovate the Teen Center to be more welcoming to youth, including rewiring the room, adding lighting, and purchasing TVs, couches, and music listening devices.	Public Facility	\$12,000
TOTAL FUNDING			\$1,046,851

City of Lodi 2009-10 Internal Applications Received

Project - Organization	Project Description	Activity Type	Fund Request	Timeliness
Handicap Ramp Replacement Public Works	Make accessibility improvements in the 100 block of West Elm Street, to address the need for van-accessible parking and correct a pedestrian trip hazard.	Public Facility	\$30,000	Plans are complete and project can be bid quickly.
Grape Bowl ADA Improvements Parks and Recreation	Begin construction of Phase I accessibility improvements to the Grape Bowl.	Public Facility	\$150,000	Unclear. Plans for project not complete.
Hale Park Playground Surface Replacement Parks and Recreation	Remove and replace existing poured-in-place playground surface, which is resulting in safety problems.	Public Facility	\$65,000	Funding would likely be expended during the 2009-10 year.
Blakely Park Playground Surface Replacement Parks and Recreation	Clean, pressure wash, and prep the existing poured-in-place surface for application of a acrylic urethane top coat, which will lengthen the life of the surfacing.	Public Facility	\$26,000	Funding would be expended during the 2008-09 year.
Alley Drainage Improvements Public Works	Improve alley drainage by installing storm drain facilities and resurfacing a "typical" 600-foot alley located in a target area.	Public Facility	\$225,000	Funding likely would be expended during the 2009-10 year.
Spay and Neuter Program Animal Services	Continue the Spay/Neuter Program that offers free spay/neuter services to feral cats and cats and pit bulls owned by low-income households. Animals are also given a rabies shot if needed.	Public Service	\$15,000	Funding likely would be expended during the 2009-10 year.
Graffiti Abatement Public Works	Abate graffiti on public and private properties in the CDBG target areas.	Public Facility/Rehab	\$81,880	Funding would be expended during the 2009-10 year.
TOTAL FUNDING REQUESTED			\$592,880	

City Manager's Recommendations

2009/10 CDBG Allocation

Program Administration (20%)

Adjusted Balance

Reallocated Urban County CDBG Funding

Total Funding Available

City Projects

Alley Drainage Improvements
Graffiti Abatement - Private Property
Hale Park Surface Renovation
Handicap Ramp Replacement - W. Elm St
Blakely Park - Swing Area Resurfacing

City Service Programs

Spay/Neuter Program
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CBO Projects

LOEL Foundation - Kitchen Renovation

CBO Service Programs

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(\$148,700)				
\$594,800	2009/10 CDBG Allocation		Reallocated Urban County CDBG	
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	\$356,880	\$237,920	\$89,824	\$59,883



THE CITY OF LODI



2009-2014 FIVE YEAR CONSOLIDATED PLAN

MAY 6, 2009

PMC®

ES. EXECUTIVE SUMMARY

PLANNING PREPARATION AND PROCESS

The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for local jurisdictions to receive federal housing and community development funds under the Community Development Block Grant (CDBG).

The overall goal of these housing and community development programs is to serve low- and moderate-income persons by developing viable urban communities through the following actions:

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities.

The Consolidated Plan serves the following three functions:

- 1) A long-term planning document for the City of Lodi that builds on a participatory process;
- 2) An application for federal funds under HUD's CDBG formula grant program; and
- 3) A strategy to be followed in carrying out HUD's programs.

The Consolidated Plan consists of three sections:

- 1) Introduction;
- 2) Housing, Homeless, and Community Development Needs Assessment; and
- 3) Housing and Community Development Five-Year Strategic Plan.

PLANNING PREPARATION AND PROCESS

The preparation of the Consolidated Plan utilized consultation and coordination among various government agencies, private groups (for- and non-profit) and individuals. Relationships with these resources providers consisted of both written contacts (in the form of surveys) and face-to-face meetings (public meetings).

CITIZEN PARTICIPATION

The City of Lodi conducted three public meetings/workshops to solicit citizen and service provider input on the community priorities. The workshops were targeted to three groups: the general public, Pakistani residents, and Hispanic residents. The meeting for the general public was held on February 11, 2009, and was noticed in the Lodi News-Sentinel. In addition to members of the public, housing, recreation, youth, and senior service providers were invited to attend. For the meetings with the Pakistani community (March 26, 2009) and the Hispanic community (April 2, 2009), the City worked closely with a local service provider to plan and advertise the meetings. Translation in Urdu and Spanish was provided.

The City also offered an online survey available to the public between February 5 and March 15, 2009. The survey was publicized in an ad in the Lodi News-Sentinel, as well as in two articles published by the News-Sentinel.

Opportunities for public input on the Consolidated Plan were available during the public review period from April 6 to May 6, 2009. In addition, the public was invited to attend the City Council shirtsleeve session on March 24, 2009, at which time the proposed activities were discussed. The City also held two public hearings (April 1 and May 6) before the City Council prior to adoption of the Consolidated Plan.

HOUSING NEEDS

Housing needs are determined by a combination of factors, including population trends and projections, the rate of household formation, household size and type, and household income. The relationship between housing supply and demand is also an important factor.

The housing needs for the City of Lodi include improving the existing housing stock and living environment of low-income households, increasing the supply of affordable housing for seniors, and providing homeownership opportunities for low-income households.

HOMELESS STRATEGY

Homeless persons and families in Lodi are served primarily by the Salvation Army, which operates a 70-bed shelter and also a 16-bed transitional housing facility, and Lodi House, which offers a 26-bed emergency shelter for women and children and a 24-bed transitional housing facility for women and children. Beyond the shelters, programs to serve the homeless and special needs populations are mainly service programs, such as homelessness prevention, senior nutrition, domestic violence intervention, and substance abuse counseling. Needs of these populations are also met through housing rehabilitation and construction, public facilities improvements, and other activities that serve the general target-income population, while also providing benefit to the homeless and special needs groups.

Funding amounts include services anticipated specifically for special needs populations, such as senior nutrition and domestic violence prevention as well as estimates of other programs, such as housing rehabilitation and employment training services that will assist special needs populations.

COMMUNITY DEVELOPMENT STRATEGY

The City's community development strategy is focused on providing services and facilities for priority special needs populations, such as the elderly and the homeless.

Key community development needs identified in public workshops in Lodi include supportive services such as youth, senior, and fair housing services. City staff has also identified housing, public safety, and neighborhood revitalization as important to ensuring improved CDBG target areas.

While the exact dollar amount necessary to address the various community development needs of Lodi populations is currently unknown, Table 3-3 in the Strategic Plan provides a summary of planned CDBG accomplishments over the next five years.

PUBLIC FACILITIES

Public facilities located in target-income neighborhoods will be assisted with CDBG funding, in order to support neighborhood revitalization efforts and to provide needed services to residents in location close to their homes. Planned projects include improvements to parks and recreation facilities, alleys, as well as accessibility-related rehabilitation.

PUBLIC SERVICES

Public services encompass a wide range of activities that provide general assistance to target-income residents. The Lodi City Council has expressed a preference to fund capital projects before considering public services. Nevertheless, the City does anticipate funding selected public services over the next five years, including fair housing services, food assistance, and programs related to public health and safety.

FAIR HOUSING

Fair housing is crucial to ensuring that persons of like income levels have equal access to housing. HUD requires that jurisdictions receiving federal funds commit to affirmatively furthering fair housing. A key part of achieving this goal is the preparation of an Analysis of Impediments to Fair Housing Choice (AI). Lodi is included in the San Joaquin County AI and anticipates completing its own report on fair housing before 2011.

The City has identified the following as potential impediments to fair housing choice:

- Need for better access to housing availability information in languages other than English;
- Lack of affordable housing, particularly for seniors and large families;
- Lack of access to affordable housing due to bad credit, insufficient funds for deposit, and occupancy restrictions imposed by landlords;
- Need for additional affordable multi-family units; and
- Need for removal of potential constraints to housing for persons with disabilities.

Several of the identified issues are addressed in detail in the City's 2003-2009 Housing Element. Efforts are underway to reduce these impediments, and these efforts include developing regulatory incentives for affordable housing, rezoning of sites to higher density, and applying for additional funds to assist in the development of housing.

HOUSING AND COMMUNITY DEVELOPMENT RESOURCES

Federal Programs

The primary federal resources are the HUD CDBG Program and the Neighborhood Stabilization Program (NSP). The total estimated CDBG funding for the City of Lodi is for 2009-10 is \$743,500.

Categories proposed for CDBG funding are public facilities improvements, housing, public services, and administration. Over the Consolidated Plan period, the City will also be spending approximately \$600,000 in NSP funding received through the San Joaquin Urban County. NSP funds will be spent on activities related to addressing foreclosures within the City.

State Programs

The City of Lodi plans to apply for HOME funding through the California Department of Housing and Community Development annually, or as often as possible. Generally up to \$500,000 is available through the state's HOME program for housing programs, and up to \$2 million is available for housing projects. Lodi will also apply for additional NSP funds expected to be made available at the state level.

Local Program

The City does not currently have local funding available to address housing and community development needs beyond the limited funding available through the General Fund on a case-by-case basis.

COORDINATION OF STRATEGIC PLAN

In the Consolidated Plan, the City of Lodi provides a detailed description of the coordination efforts that will be undertaken over a five-year period. The goal is to enhance coordination with other service providers in the City.

INTRODUCTION

The Consolidated Plan is a five-year plan required by the U.S. Department of Housing and Urban Development (HUD), which serves as a comprehensive strategy to address the needs of low- and moderate-income residents in Lodi. The plan identifies community needs and provides a strategy to address those needs using Community Development Block Grant (CDBG) funds as well as other City resources.

This section provides information on the Consolidated Plan process, community involvement in the Plan, and additional resources for detailed information on local needs.

COMMUNITY PROFILE

Lodi was founded in 1869 and incorporated in 1906. Lodi is located in northern San Joaquin County between the cities of Stockton and Galt (in Sacramento County). In 1990, the City's population surpassed 50,000, and today Lodi has a population of around 63,000.

Since 1985, the City has participated in the San Joaquin Urban County CDBG program. Over the years, the City has funded many public works projects, park improvements, housing rehabilitations, and public services using CDBG funds. In 2008, the City Council elected to pursue participation in the CDBG program as an entitlement.

LEAD AGENCY

The City of Lodi Neighborhood Services Division, within the Community Development Department, serves as the lead agency for the Consolidated Plan and the administration of CDBG funds.

CONSOLIDATED PLAN PROCESS

The Consolidated Plan serves as an application to HUD for CDBG funds. The Consolidated Plan must be submitted to HUD 45 days prior to the start of the City's fiscal year, which begins on July 1, 2009.

In addition to the Consolidated Plan, the City must prepare an annual Action Plan. The Action Plan describes how funds will be spent each year to address the needs identified in the Consolidated Plan. The Action Plan must be submitted to HUD 45 days prior to the start of the City's fiscal year.

The City provides an accounting of how it spent its funds each year in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD 90 days after the conclusion of each fiscal year (refer to Table 1-1).

**TABLE 1-1
CONSOLIDATED PLAN DOCUMENTS**

HUD Document	Due Date
Consolidated Plan	May 15, 2009
Action Plan	May 15 - annually
CAPER	September 30 -annually

COMMUNITY OUTREACH AND PARTICIPATION

The City conducted one public workshop on February 11, 2009 to solicit input from residents and social service providers on the needs in Lodi. The meeting was noticed in the Lodi News-Sentinel, and invitations were e-mailed to housing and public service providers known to the City through previous applications for funding, requests to be added to the CDBG contact list, or professional relationships. The meeting was attended by 10 local service providers.

The City also conducted two public workshops to solicit citizen input on the community priorities from the Pakistani and Hispanic communities. For the meetings with the Pakistani community (March 26, 2009) and the Hispanic community (April 2, 2009), the City worked closely with a local service provider to plan and advertise the meetings. Translation in Urdu and Spanish was provided. The meetings were attended by a total of 11 residents, and the City will continue its effort to reach out to these populations.

The City also conducted an online survey between February 5 and March 15, 2009. The survey was publicized in an ad and an article in the Lodi News-Sentinel. The survey asked to rank various needs in the community, as well as provided an opportunity to provide comments. Social service providers taking the survey were asked to provide information on the populations they serve.

According to residents and local service providers, the key needs of low and moderate-income persons in Lodi were:

- Public facilities
 - Youth centers
 - Community facilities
 - Alley improvements
- Public services
 - After-school programs
 - Youth services
 - Employment training
 - Crime prevention
 - Mental health services

- Health services
 - Senior services
- Homelessness
 - Emergency shelters and transitional housing for families
 - Supportive services for families
 - Job training and life skills training for the homeless
 - Case management
 - Mental health care
 - Housing placement
- Housing needs
 - New affordable housing construction, especially for the elderly
 - Preservation of existing ownership and rental units
 - Energy efficiency improvements
 - Emergency repair/minor housing rehabilitation

The information on needs collected during the public meeting and online survey have been incorporated into this Consolidated Plan.

There were also opportunities for public input on the Consolidated Plan during the public review period from April 6 to May 6, 2009. The City also held public hearings on April 1 and May 6, 2009 before City Council prior to adoption of the Consolidated Plan.

CONSULTATION

Along with City staff and department directors, a number of housing, community, and social service providers and public agencies were consulted for the preparation of the Plan. These included:

- San Joaquin County
- San Joaquin Housing Authority
- Women's Center of San Joaquin
- Salvation Army
- LOEL
- San Joaquin Fair Housing
- Local social service providers

DATA SOURCES

A number of data sources were used for preparation of the Consolidated Plan. These included:

- Draft City of Lodi General Plan
- Lodi 2003-2009 Housing Element
- 2000 U.S. Decennial Census
- State Department of Finance
- San Joaquin Council of Governments
- HUD Office of Policy Development and Research Consolidated Plan/CHAS 2000
- City departments
- Local service providers
- San Joaquin County 2009 Homeless Street Count and Survey
- FY 2008 PHA Plan, San Joaquin Housing Authority

INCOME DEFINITIONS

It is important to note that the income definitions used by HUD for Consolidated Plans are different than those used in other documents, such as the City's Housing Element, which uses state definitions for very low- and low-income households. Table 1-2 shows the correspondence between the income levels used in the Consolidated Plan, which is part of the federal CDBG program, and the Housing Element.

Those persons or households with an income less than 80 percent of the area median income (AMI) fall within the "target income" for purposes of the goals, policies, and programs of the Consolidated Plan. The target income corresponds to the federal low- and moderate-income categories and the state (Housing Element) categories of very low- and low-income. The low- and moderate-income designation used in this Consolidated Plan is the same as the very low- and low-income category used in the Housing Element.

**TABLE 1-2
INCOME DEFINITIONS**

	Federal CDBG	Federal Section 8	Housing Element
Extremely low-income	Undefined	30% or below	30%
Very low-income	Undefined	30% to 50%	30% to 50%
Low-income	50% or below	50% to 80%	50% to 80%
Moderate income	50% to 80%	Undefined	80% to 120%
Above moderate income	Above 80%	Undefined	Above 120%

The CDBG program defines “target areas” as residential census block groups having predominantly low- and moderate-income households (at or below 80% AMI). In the target areas, 51% or more of households are considered low- or moderate-income. Lodi has 11 block groups that are considered target areas, mostly on the east side of the City.

RESOURCES FOR ADDITIONAL INFORMATION

This Consolidated Plan contains a summary of housing and community development needs. For more detailed information, please refer to the following reference documents listed by subject area.

- Housing Needs: 2003 -2009 Lodi Housing Element
 - Demographic and Housing Market Analysis: 2003 - 2009 Lodi Housing Element
 - Public Housing: refer to Sacramento Housing and Redevelopment Agency (<http://www.hacsj.com>) and the Housing Authority Annual Plan (http://www.hacsj.com/about/News/2008_HUD_Annual_Plan.pdf)
 - Section 8 Program: http://www.hacsj.com/housing/hcvp_faq.asp
- Community Services: The following resources contain information about services available in Lodi and throughout the region.
 - Community Partnership for Families: <http://www.cpsfsj.org/>
 - San Joaquin County Human Services Agency: <http://www.co.san-joaquin.ca.us/hsa/>
 - Lodi Unified School District: <http://www.lodiusd.k12.ca.us/>
 - Lodi Parks and Recreation Department: http://www.lodi.gov/parks_rec/

COMMUNITY NEEDS

This section provides a brief community profile that addresses physical, social, economic, and demographic trends. This section serves as the basis for determining the housing and community development needs in Lodi. Detailed information is provided in the City's Housing Element and other resources listed in the introduction.

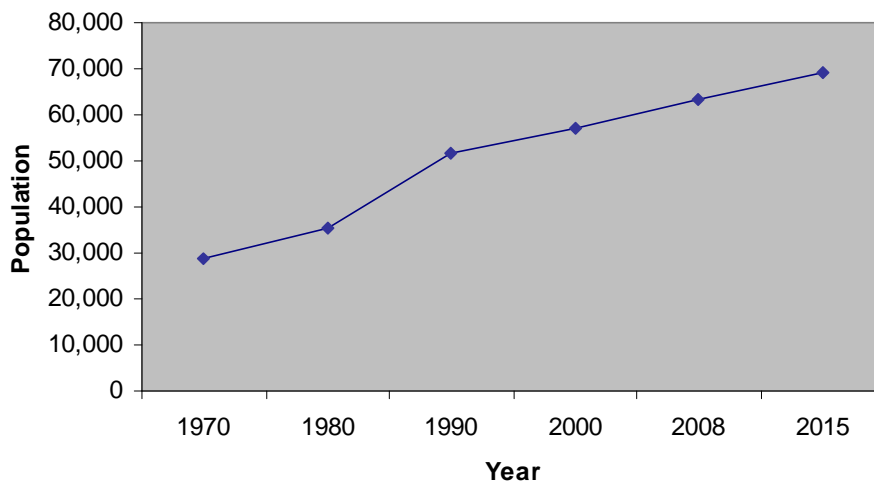
DEMOGRAPHIC PROFILE

The following information provides a profile of the population, age, and racial/ethnic composition of Lodi, as well as future changes.

Population

- In 2000, Lodi's population was 56,999 (US Census, SF1). The population in 2008 was 63,362 (Department of Finance).
- Between 2000 and 2008, the City's population increased by 11 percent.
- As shown in Figure 2.1, the City's population is expected to grow to 65,028 by 2010 and 69,055 by 2015 (San Joaquin Council of Governments).

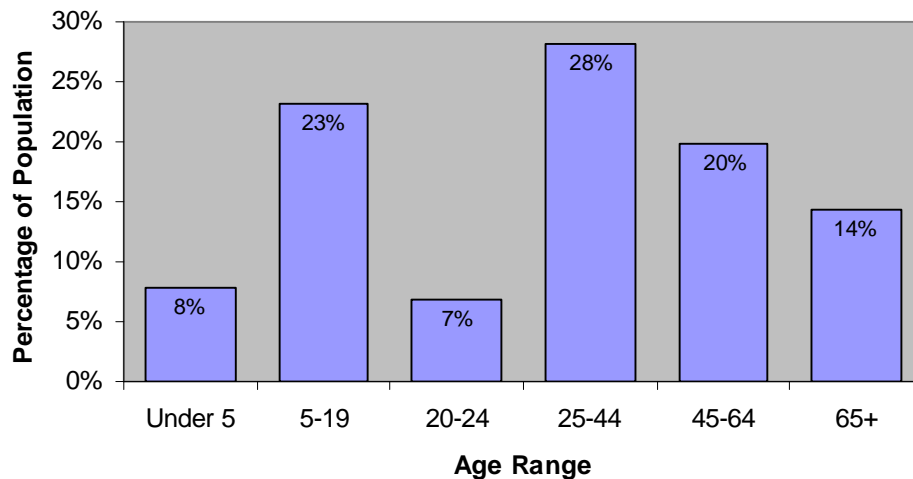
**FIGURE 2-1
POPULATION GROWTH**



Age

- The median age in Lodi is 34 years, slightly higher than San Joaquin County (32) or the state (33) (US Census, SF1).
- Children under age 18 comprise 28 percent of the City's population.
- Around 14 percent of City residents are seniors (age 65 or over).
- The largest segment of the City's population is comprised of middle-aged adults (Figure 2-2).

**FIGURE 2-2
AGE DISTRIBUTION**



Race/Ethnicity

The racial and ethnic composition of San Joaquin County is roughly the same as the state of California overall. Lodi has a comparatively much smaller non-White population than the County -- 26% compared to the County's 42%. The Hispanic population of Lodi is roughly the same as the state and County (1/3).

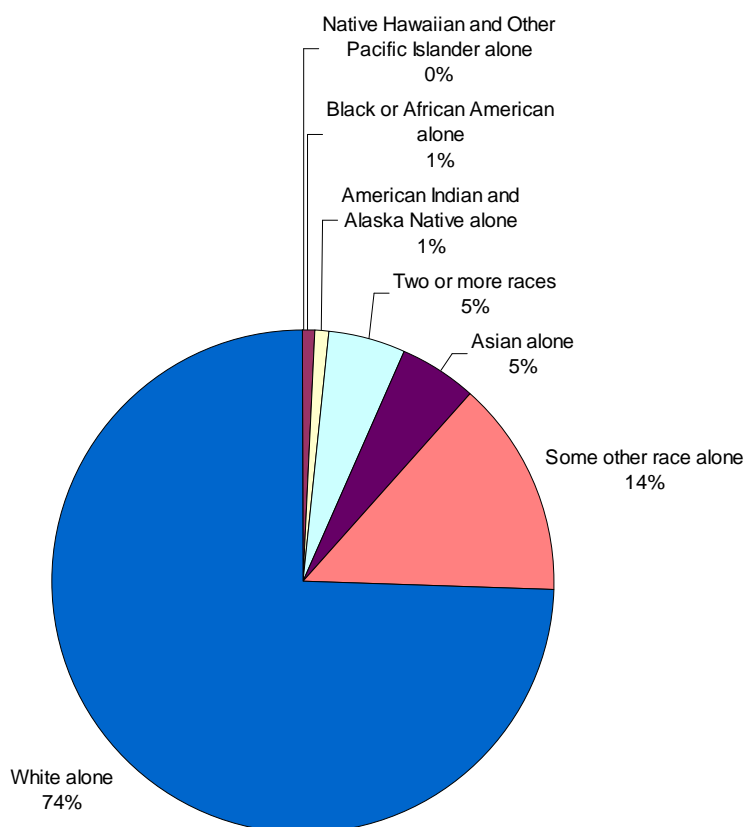
The most significant non-White sub-groups in Lodi are Asians, persons reporting race as "other" and persons of two or more races. Lodi does not have numerically significant populations of American Indian/Alaskan Native, Black or African-American, or Native Hawaiian/Pacific Islander persons.

Please see the following table and pie chart illustrating the racial/ethnic composition of Lodi in 2000 (US Census, SF1).

TABLE 2-1
RACE AND ETHNICITY

	Lodi	San Joaquin County	California
Race of persons			
White alone	74.42%	58.13%	59.55%
Black or African American alone	0.60%	6.69%	6.68%
American Indian and Alaska Native alone	0.87%	1.13%	0.98%
Asian alone	5.05%	11.41%	10.92%
Native Hawaiian and Other Pacific Islander alone	0.12%	0.35%	0.35%
Some other race alone	13.99%	16.26%	16.78%
Two or more races	4.95%	6.05%	4.75%
Hispanic persons (all races)	27.13%	30.53%	32.38%

FIGURE 2-3
RACE/ETHNICITY



Geographic Concentrations of Racial and Ethnic Sub-populations

A racial/ethnic concentration is considered to exist when a racial/ethnic group's percentage in a certain area is greater than that of the group's overall population percentage in the community. A high concentration is present when the group's population in an area is double or more the group's percentage representation in the community.

It should be noted that although there were several areas that met the definition of concentration for American Indian/Alaskan Native, Black or African-American, and Native Hawaiian/Pacific Islander; the relatively small percentage of those groups in relation to the population of those Block Group Areas (no more than 3%) did not lead to a meaningful designation of those areas as areas of concentration. These areas have not been included in this discussion.

Lodi has nine Block Group Areas that have significant racial or ethnic concentration.

There is one area of high concentration of persons reporting as Asian. Please see Figure 2-4. This area is 12 percent Asian in comparison to the Citywide 5 percent.

There are seven areas of concentration of persons reporting as Hispanic. Please see Figure 2-5. Five of these are areas of high concentration. These areas are all contiguous. They range from a low of 49 percent Hispanic to a high of 70 percent. The median percentage Hispanic population of all the concentrated areas is 64 percent. Lodi's overall percentage of Hispanic persons is 27 percent. This indicates a significant residential concentration of Lodi's Hispanic population.

Lodi has eight areas showing a concentration of persons who report "Some other race." Please see Figure 2-6. All of these areas but one overlap the areas of Hispanic concentration. This suggests many Hispanic persons may have responded "Some other race" to the question of race.

There are two areas that show a concentration of persons who responded as being of two or more races. Please see Figure 2-7. These are also within the areas of Hispanic concentration.

When all race responses other than "white alone" are combined, there are nine areas of concentration. Please see Figure 2-8. These overlap the Hispanic areas as well as the "other" and "two or more" race areas. This reinforces the conclusion that Lodi has significant residential concentration of ethnic and racial minorities.

CDBG TARGET INCOME GROUP AREAS

A CDBG Target Income Group (TIG) area is an area that is primarily residential and has 51% or more households that are in the Target Income Group. The TIG are households with annual incomes at or below 80% of the median annual income, adjusted for family size. The data used to map these areas is provided by HUD (FY 2007 LMISD).

Lodi has 11 areas that show a population of 51% or more TIG. Please see Figure 2-9. Two of these areas are not primarily residential, they are mostly industrial. All of the TIG areas are contiguous. All but three of the TIG Block Groups overlap areas of ethnic or racial concentration.

The minimum, maximum, and median percentage TIG households for Block Group Areas city-wide and within TIG Block Group Areas are shown in the table below. The data suggest Lodi has a significant concentration of TIG households.

**TABLE 2-2
TIG HOUSEHOLD CONCENTRATION**

	All Lodi Block Groups	TIG Area Block Groups Only
Minimum % TIG households	15.1%	53.4%
Maximum % TIG households	82.0%	82.0%
Median % TIG households	37.2%	71.0%

Household Profile

The type, size, and composition of a household can affect the type of housing and services that are needed. In Lodi, most households consist of families.

- In 2000, Lodi had 20,692 households. Assuming the number of persons per households was the same in 2000 and 2008, the City had 23,381 households in 2008. (US Census, SF1; Department of Finance).
- By 2020, the number of households in Lodi will increase to approximately 27,000 (San Joaquin Council of Governments).
- Average household size was 2.71 persons in 2000 (US Census, SF1).
- 69 percent of households are families, of which:
 - 75 percent are married-couple families
 - 25 percent are single-parent families
- 25 percent of all households are single persons.
- 36 percent of all households have children under age 18.
- 26 percent of all households have a member age 65 or older.

This information suggests a need for housing and services designed to serve Lodi's senior population as well as families with children.

SPECIAL NEEDS POPULATIONS

Certain populations may have difficulty finding housing or require specialized services or assistance to maintain their quality of life. Due to their special circumstances, these population groups are more likely to have low or moderate incomes. These groups include the elderly, frail elderly, persons with disabilities, large households, female-headed households, persons with substance abuse problems, the homeless, victims of domestic violence, and persons with HIV/AIDS.

While a few providers such as Community Partnership for Families and Women's Center of San Joaquin have offices in Lodi, most are located in the Stockton. Most County agencies also operate out of Stockton. The San Joaquin County Human Services Agency has a fairly comprehensive list of services available to Lodi residents.

Elderly and Frail Elderly

- 8,141 persons were age 65 or over in 2000 (US Census, SF1).
- Seniors represent about 14 percent of the City's population.
- 72 percent of elderly persons own their homes, while 28 percent rent.
- About 45 percent of seniors have a disability, and 24 percent have more than one disability. 10 percent have a self-care disability that affects their ability to live independently (US Census, SF3).
- 9 licensed residential care facilities provide 495 beds for the elderly and frail elderly in Lodi. Additionally, two facilities with a total of 91 beds had licenses pending (California Department of Social Services).

Persons with Disabilities

- 11,789 persons, or 23 percent of Lodi residents, have a disability (US Census, SF3). About 43 percent of disabled persons have more than one disability.
- Of those with a disability:
 - 40 percent have a physical disability.
 - 18 percent have a sensory disability.
 - 22 percent have a mental disability.
 - 12 percent have a self-care disability.
 - 40 percent have a disability that prevents them from going outside their home.
 - 48 percent have disability that affects their employment.

No data for Lodi is available on mental illness; however, about one percent of the population nationwide suffers from severe mental illness.

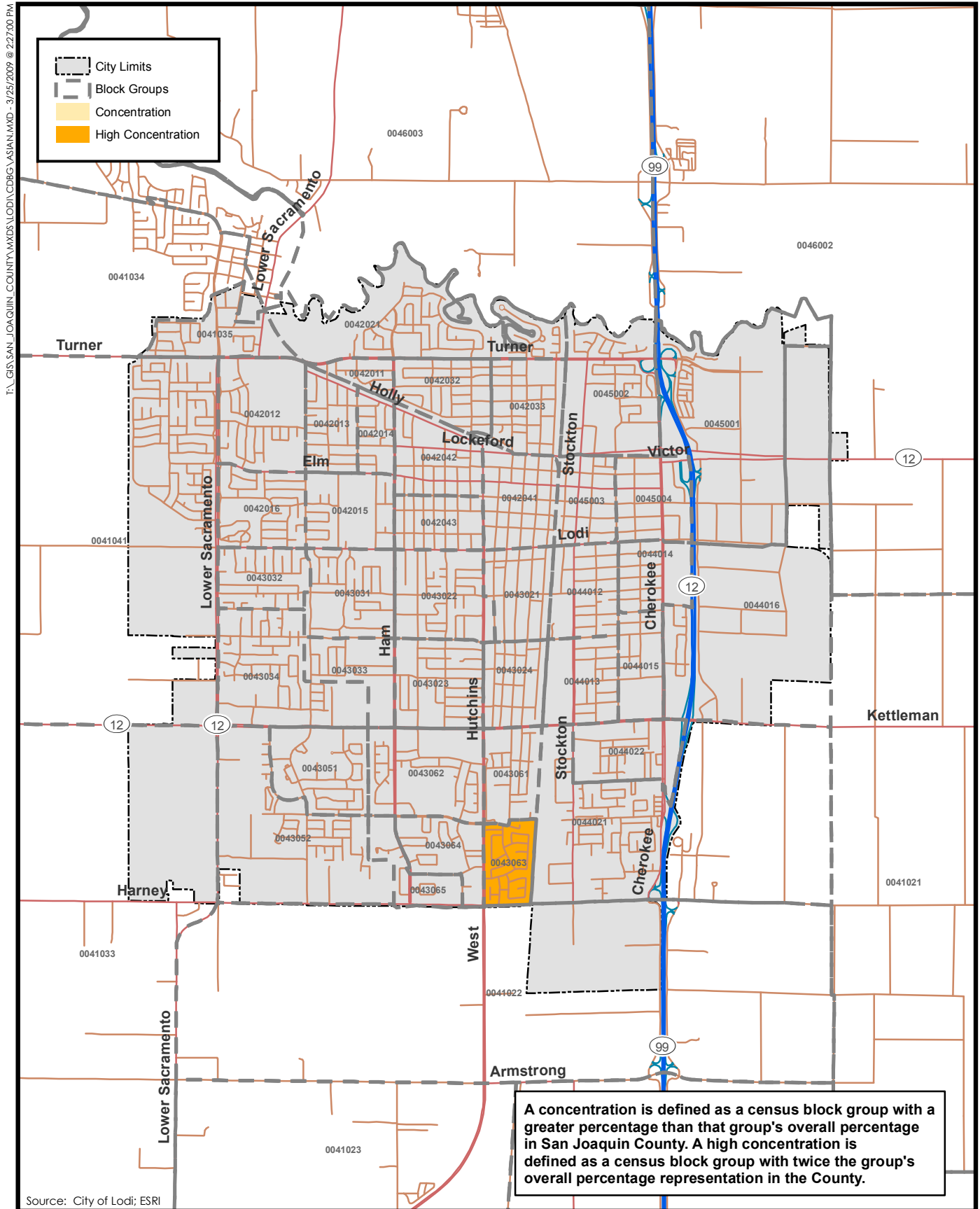


Figure 2-4
Areas of Asian
Alone Concentration
PMC

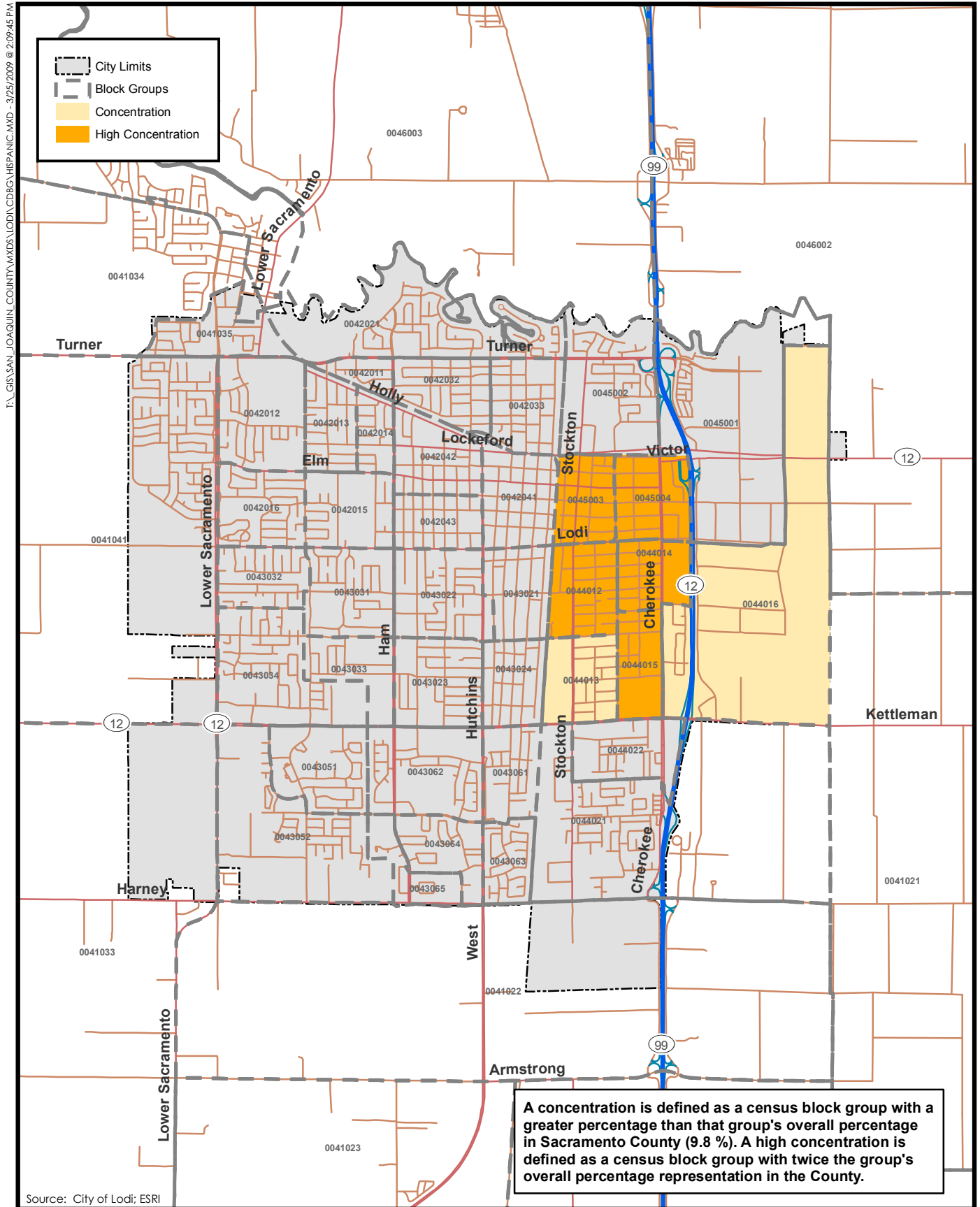


Figure 2-5
Areas of Hispanic
(all races) Concentration

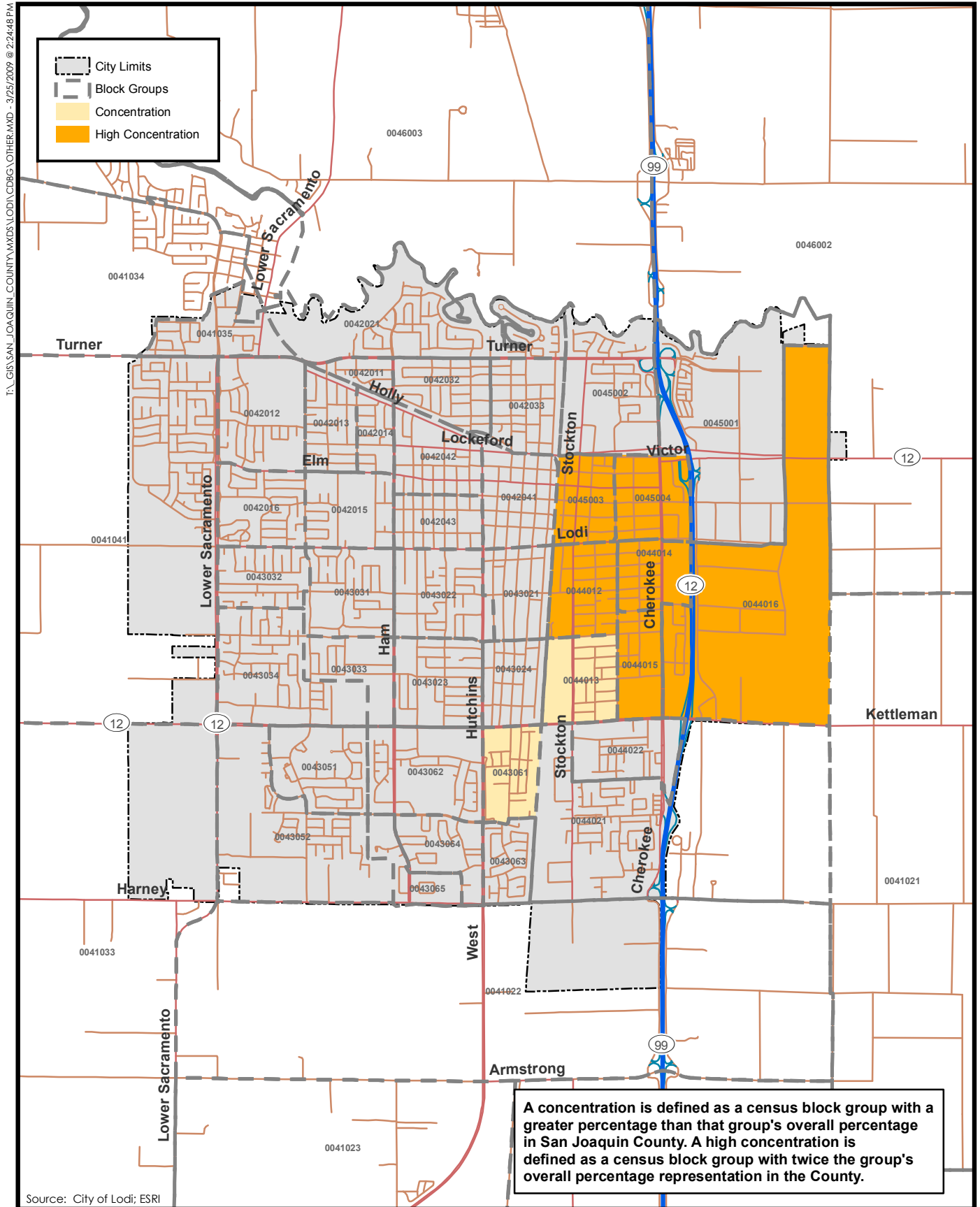


Figure 2-6
Areas of Some Other Race
Alone Concentration

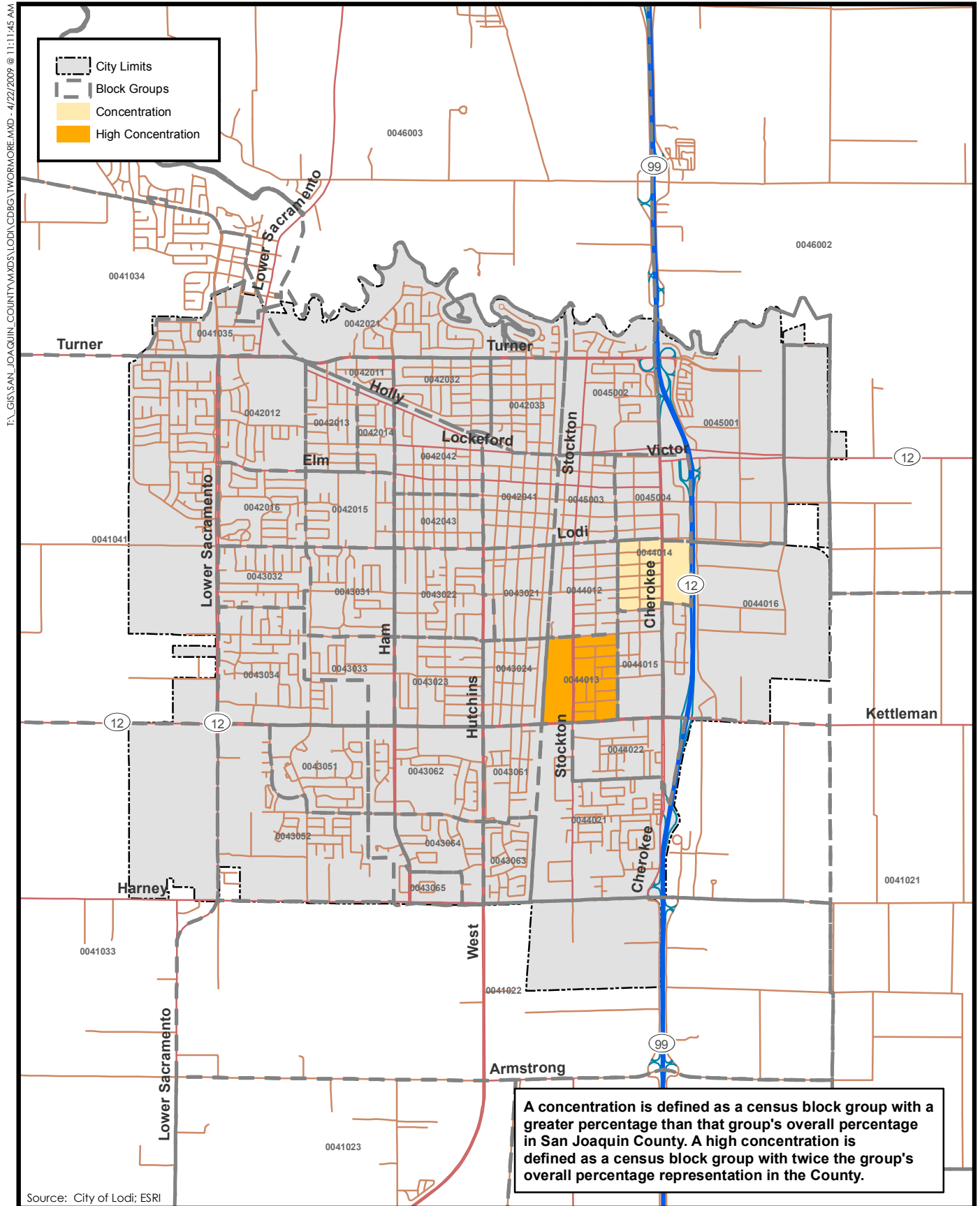


Figure 2-7
Areas of Two or More
Races Concentration

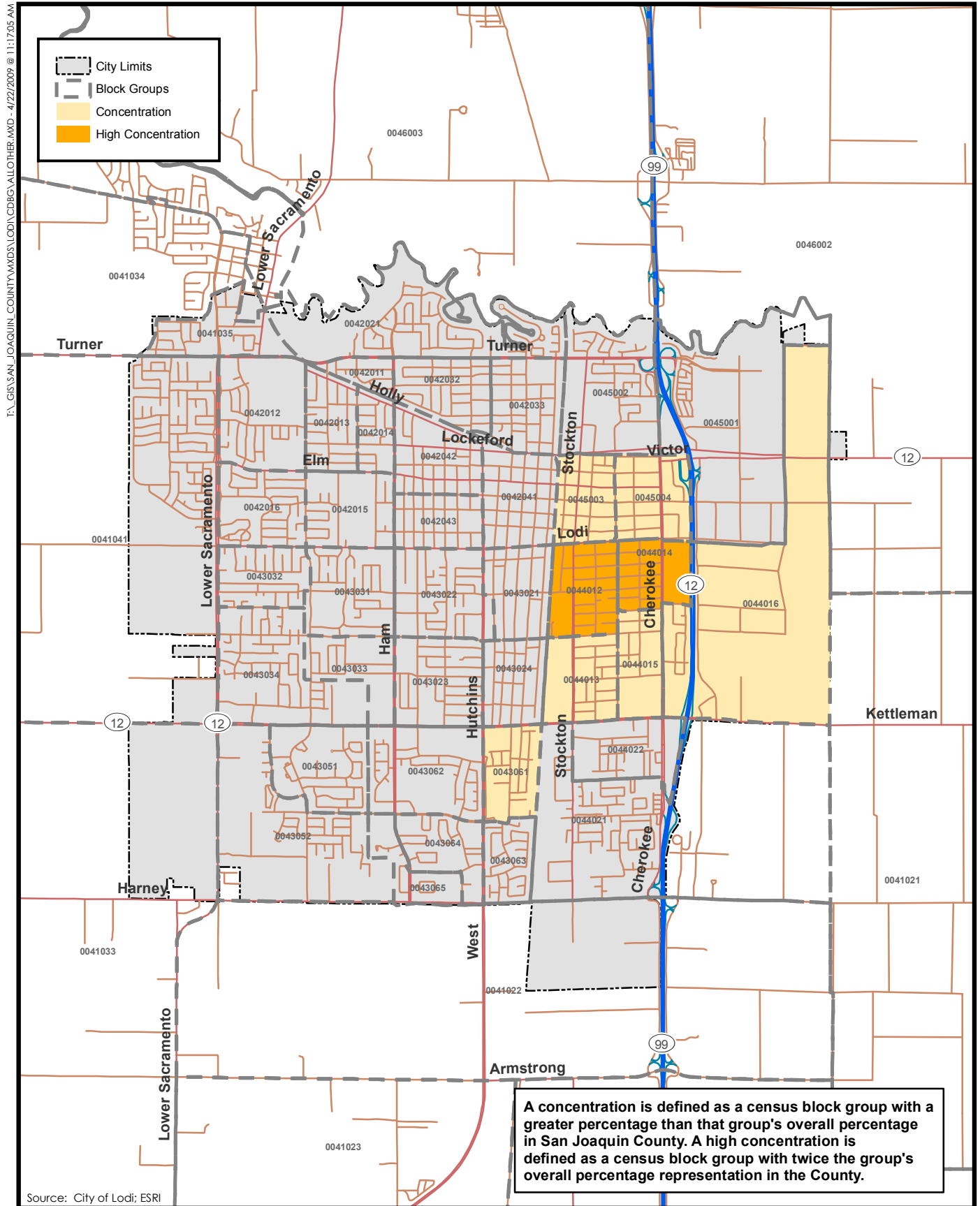


Figure 2-8
Areas of All other than
"White alone" Concentration

LARGE HOUSEHOLDS

- 14 percent (2,808) of all Lodi households have more than five persons (US Census, SF3). Around 550 households had seven or more persons.
- 46 percent (1,282) of large households are owners. About 54 percent (1,526) are renters.
- 74 percent (8,357) of owner-occupied housing units had three or more bedrooms, and around 1,800 units had four or more bedrooms.
- 20 percent (1,875) of the rental housing units had three or more bedrooms. Only 146 rental units had four or more bedrooms.
- There is a no shortage of adequately sized-units for owner-occupied housing, but there is a need for more rental housing with 3+ bedrooms. Although there are more large rental units available than there are large families, not all large rental units are occupied by large families. Very large renter households (7 or more persons) need more than twice as many 4+ bedroom units than currently exist.

Female-Headed Households

- 11 percent (2,213) of all Lodi households are headed by single parents with children (US Census, SF3).
- 68 percent (1,515) of those households are headed by women.
- 36 percent of female-headed families with children live in poverty, as compared to 22 percent of male-headed families and 13 percent of married-couple families.

Alcohol/Other Drug Abuse

No information on drug and alcohol abuse was available specifically for Lodi. Data resources for San Joaquin County and California were used to address this issue.

- Alcohol is one of the most commonly abused substances nationally. A 2005 survey showed that 17 percent of adults in San Joaquin County had engaged in binge drinking within the previous month (Healthier San Joaquin County Community Assessment, 2007).
- The rate of adult admission to alcohol and drug treatment programs in San Joaquin County (15.6 per 1,000 persons) is significantly higher than the rate for California as a whole, while the rate for juveniles (0.4 per 1,000 persons) is lower in the County than the state (California Department of Drug and Alcohol Problems, 2004) .
- In 2002, around 640 adult and 6 juvenile Lodi residents were admitted to alcohol and drug treatment programs. (Estimation based on data from the California Department of Drug and Alcohol Problems, 2004, and US Census, SF1.)
- Methamphetamine use is an increasing problem. Statewide, between 2000 and 2005, admissions of methamphetamine users to treatment centers nearly doubled. Meth possession and meth lab seizures are also increasing in California (Governor's Prevention Advisory Council Methamphetamine Working Group, 2007).

- Of persons entering alcohol/other drug treatment in 2006 in California, methamphetamine was the primary drug used (36%), followed by alcohol (19%), heroin (17%), marijuana (14%), and cocaine (11%) (California Department of Drug and Alcohol Problems, 2006).
- Among youth, alcohol and marijuana appear to be the most frequently used substances. About 11 percent of San Joaquin County youth in seventh grade reported drinking in the previous month, while 34 percent of eleventh graders said they had. About 37 percent of eleventh graders reported using marijuana at least once, and 11 reported using inhalants (Healthier San Joaquin County Community Assessment, 2008).
- Although many agencies are actively working to prevent and treat alcohol and drug abuse in the County, additional services are needed to address the needs of San Joaquin County residents.

Persons with HIV/AIDS

- Since 1983, 75 cases of AIDS have been reported in Lodi. Reporting of HIV cases began in 2006, and since then 18 cases have been reported (E-mail, Public Health Services of San Joaquin County, 2009).
- Race/ethnicity was not available for all cases, due to confidentiality restrictions. Available data indicated the following:
 - White 78% of HIV cases; 61% of AIDS cases
 - Hispanic 33% of AIDS cases
- The AIDS fatality rate in Lodi has been 48 percent.
- Nationally, one-third to one-half of all of persons with HIV/AIDS are homeless or at risk of becoming homeless (National Health Care for the Homeless Council, 1999).

Victims of Domestic Violence

The main provider of domestic violence services in Lodi is the Women's Center of San Joaquin.

- In 2007-08, the Center received 157 referrals from law enforcement, assisted 340 women on the 24-hour crisis line, and provided counseling to 445 women. These numbers increased by between 20 and 40 percent between July-December 2007 and July-December 2008.
- In 2006, the Lodi Police Department received 488 domestic-violence related call for assistance, 23 of which involved a weapon.
- 63 percent of clientele served at the Women's Center are very low-income.
- 50 percent of clientele served at the Women's Center is Hispanic, 42 percent is white, and 8 percent is other races.
- Younger women are more at risk of domestic violence. About 18 percent of clientele was between ages 18-24, while 70 percent of clients were 25-59.

- Domestic violence victim services, including counseling and shelter, are offered in the County through the Women's Center of San Joaquin. Lodi residents have access to the DAWN House, an emergency shelter for women and children.

INCOME PROFILE

Income is the most important factor affecting a household's access to housing and services. For purposes of the Consolidated Plan, HUD defines income levels that are based on the area median household income (AMI), as shown in Table 2-3. The AMI is adjusted based on household size, but is commonly quoted for a four-person household.

TABLE 2-3
CONSOLIDATED PLAN INCOME DEFINITIONS

Income Level	% AMI	Income
Extremely Low	0-30%	Up to \$19,100
Low	30-50%	\$19,101 - 31,800
Moderate	50-80%	\$31,801 – 50,900

Source: Median household income for a household of four; HUD, 2009.

CDBG funds may be used to benefit one or more areas whose residents are predominantly low- and moderate-income households. These are referred to as CDBG “target areas.” In Lodi, CDBG target areas include all areas where more than 51 percent of households earn at or below 80 percent of the AMI. Figure 2-9 shows the CDBG target areas in Lodi.

CDBG funds may also be used in a manner that limits assistance to target-income households (those earning up to 80 percent of the AMI) throughout the City.

EDUCATION/ECONOMIC PROFILE

Education level and economic opportunities play a critical role in determining the income level of a household.

Education Profile

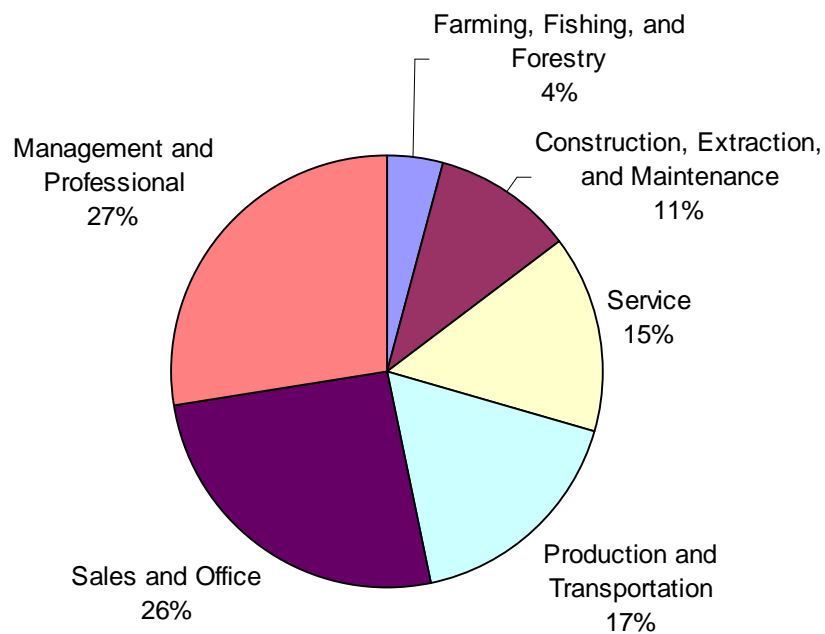
Of Lodi residents 25 years or older:

- 47 percent of residents have attended some college or have a college degree (US Census, SF3).
- 53 percent have a high school education or less.
- 20 percent have an eighth grade education or less.
- 5 percent have a professional/graduate degree.
- Educational attainment does not differ significantly between men and women.

Economic Profile

As of 1999, there were 24,177 persons in the employed workforce in Lodi (employed civilian population 16 years and over). The majority of persons are employed in management/professional and sales/office occupations. Lodi has a fairly diverse industrial base with significant numbers of persons employed in educational, health and social services industries; manufacturing; and retail.

FIGURE 2-10
OCCUPATION PROFILE, LODI



Source: 2000 US Decennial Census Summary File 3 Table P50

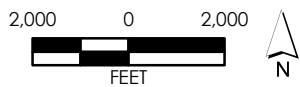
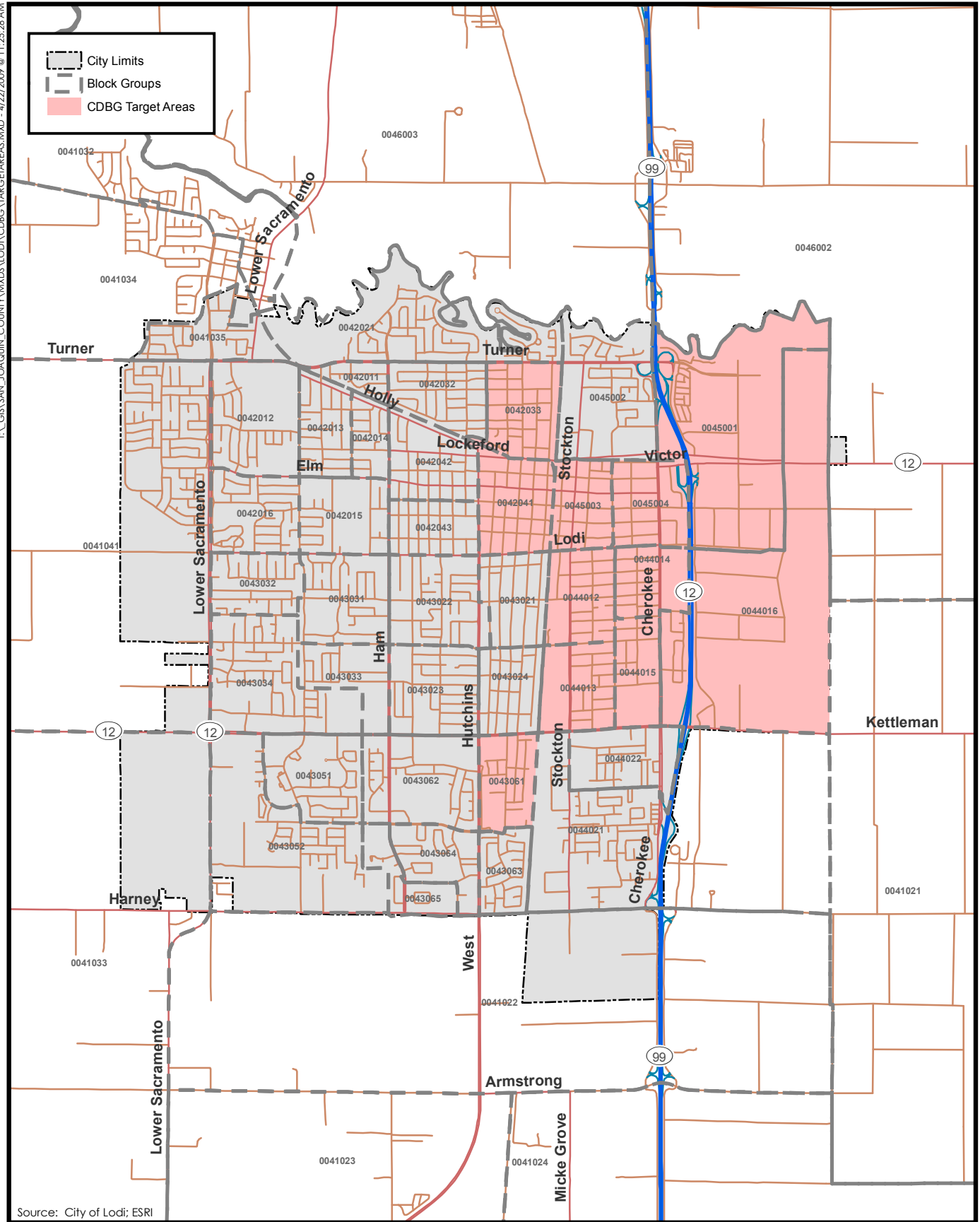
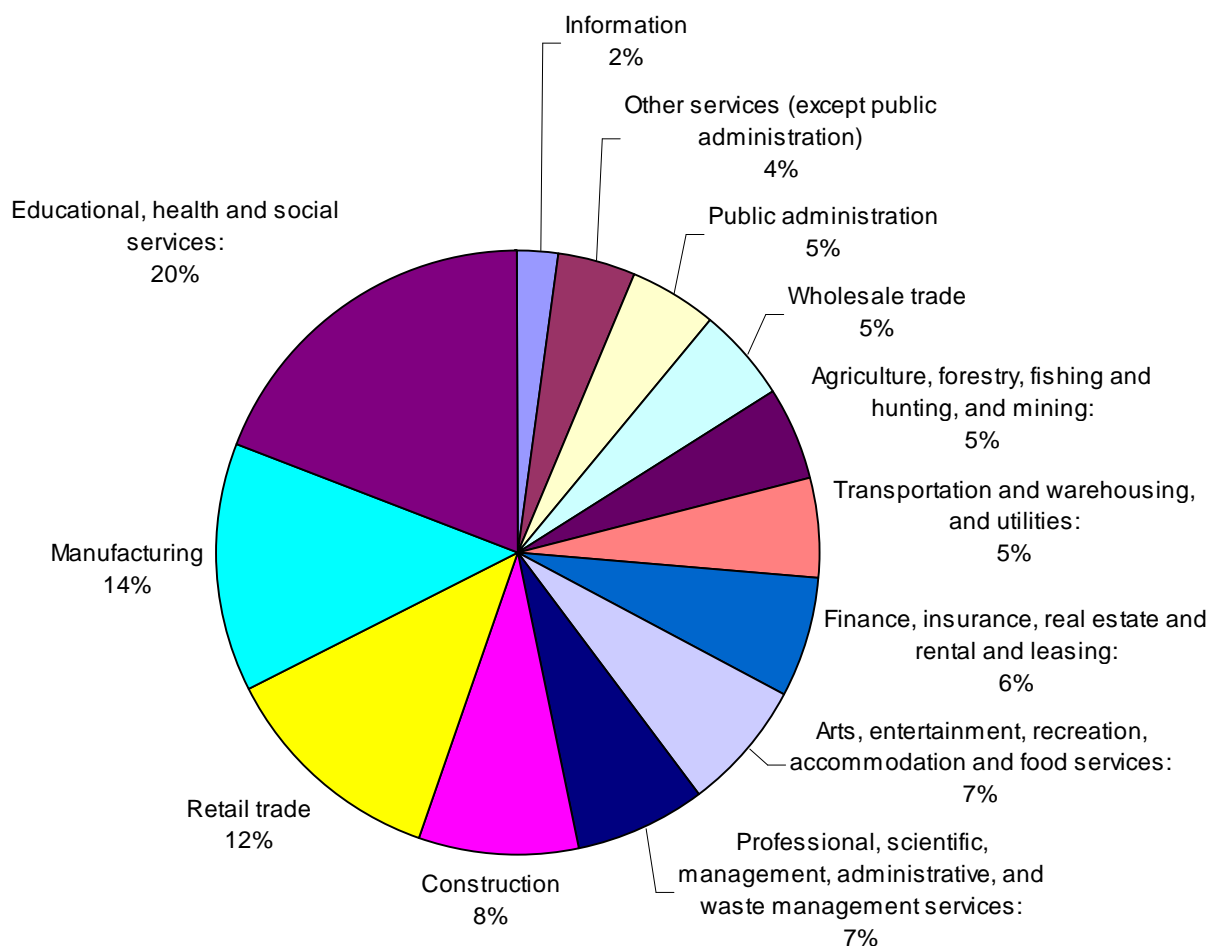


Figure 2-9
CDBG Target Areas

**FIGURE 2-11
INDUSTRY PROFILE, LODI**



Source: 2000 US Decennial Census Summary File 3 Table P49

HOMELESS NEEDS

Individuals or families that are homeless have a variety of special needs including emergency shelter, counseling, job training, transitional housing, and permanent supportive housing, among others. Although detailed information on the homeless population in Lodi is not available, Table 2-2 provides an estimate of the local homeless population and gaps in homeless services and facilities in the City. Services and facilities for the homeless are available in the City and the County.

According to the most recent count of homeless persons performed by San Joaquin County in 2009, the City of Lodi has approximately 94 homeless persons. Of these homeless, 68 were sheltered and 26 were unsheltered.

There are two facilities in Lodi that provide shelter to the homeless. The Salvation Army has 52 shelter beds for men and 28 beds for women and children. Lodi House has 26 beds for women and children. Additionally, there are a total of 40 transitional housing beds at Salvation Army and Lodi House facilities, 16 for men and 24 for women and children.

The Salvation Army, Lodi House, and other service organizations provide the following services to homeless individuals and families:

- REACH utility assistance
- Care utility assistance
- Rental assistance
- Emergency food pantry
- Transportation assistance
- Lodi Memorial Medical Clinic
- Clothing assistance
- Community dining hall
- Drug and alcohol rehabilitation program placement
- Mental health support group
- Leadership training
- Culinary Arts

**TABLE 2-4
HOMELESS AND SPECIAL NEEDS
POPULATIONS (HUD 1A)
SAN JOAQUIN COUNTY**

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	52	-	20
	Transitional Housing	16	-	25
	Permanent Supportive Housing	-	-	30
	Total	68	-	75
Persons in Families With Children				
Beds	Emergency Shelter	54	-	20
	Transitional Housing	24	-	25
	Permanent Supportive Housing	-	-	25
	Total	78	-	70

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered			Unsheltered	Total
	Emergency	Transitional	Total		
Number of Families with Children (Family Households):	87	161	248	28	276
1. Number of Persons in Families with Children	126	554	680	105	785
2. Number of Single Individuals and Persons in Households without children	1698	304	2002	483	2485
(Add Lines Numbered 1 & 2 Total Persons)	1824	858	2682	588	3270

Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	590	590	305	895
b. Seriously Mentally Ill	221			
c. Chronic Substance Abuse	570			
d. Veterans	59			
e. Persons with HIV/AIDS	38			
f. Victims of Domestic Violence	80			
g. Unaccompanied Youth (Under 18)	6			

HOUSING MARKET PROFILE

With high housing costs throughout the region, affordable housing is a major need for target (0-80% AMI) income households. The following discussion identifies housing characteristics, trends, and needs in Lodi. Additional information is available in the City's Housing Element.

Housing Growth

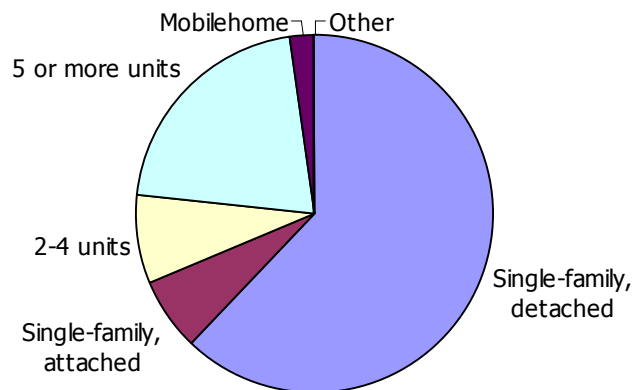
- In 2000, Lodi had 21,400 housing units.
- Projected annual housing need between 2001 and 2009 is 4,014 units. (2004 General Plan Housing Element Update, SJCOG)
 - 990 very low income
 - 664 low income
 - 738 moderate income
 - 1,622 above moderate income

Housing Tenure, Type and Vacancy Rate

- Housing Tenure (2000)

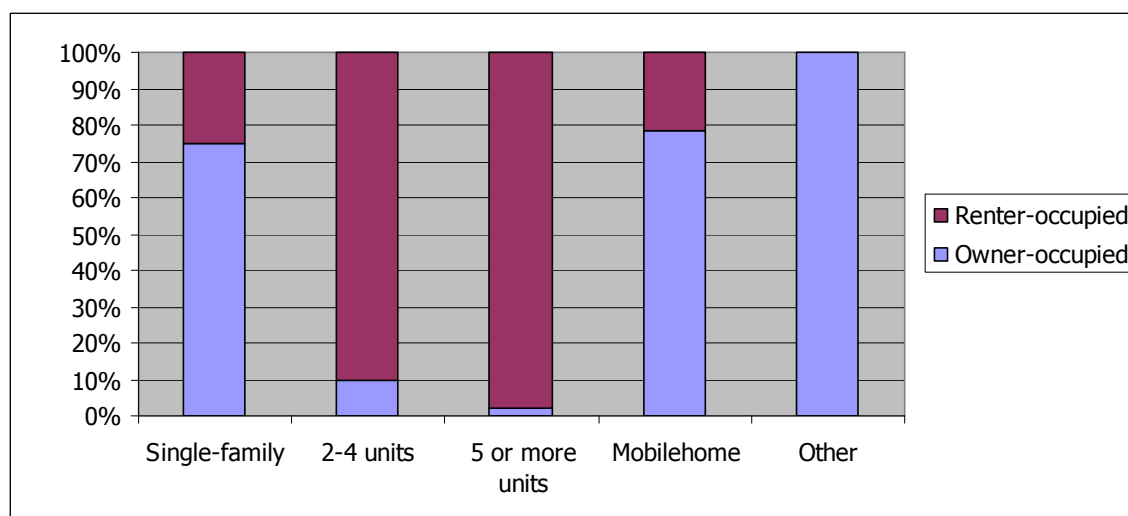
- 54 percent of units are owner-occupied.
- 46 percent of units are renter-occupied.
- Housing types in Lodi (2000)
 - Single-family, detached 62%
 - Single-family, attached 7%
 - 2-4 units 8%
 - 5 or more units 21%
 - Mobilehome 2%
- Vacancy rate in 2000 was:
 - for-sale units 0.7%
 - for-rent units 1.3%

FIGURE 2-12
HOUSING TYPE, LODI



Source: 2000 US Decennial Census, Summary File 3, Table H32

FIGURE 2-13



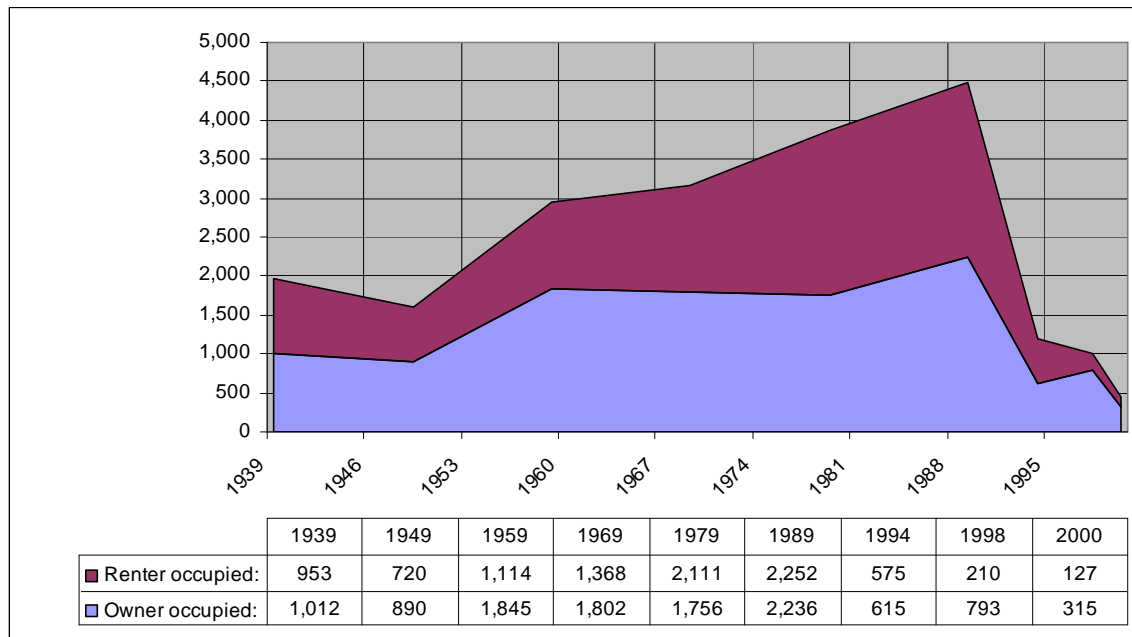
HOUSING TYPE BY TENURE, LODI

Source: 2000 US Decennial Census Summary File 3 Table H32

Age and Condition

- 10% of all residential structures were built before 1939.
- 22% of all residential structures were built between 1940 and 1959.
- 34% of all residential structures were built between 1960 and 1979.
- 34% of all residential structures were built between 1980 and March of 2000.

FIGURE 2-14
YEAR STRUCTURE BUILT BY TENURE, LODI



Source: Census 2000 Summary File 3 - H36. TENURE BY YEAR STRUCTURE BUILT (Occupied housing units)

LEAD-BASED PAINT HAZARDS

Lead-based paint in residential units can pose severe health risks for children. California requires public health agencies to identify children at risk of lead poisoning and that all children up to six years of age be evaluated.

According to the San Joaquin County Department of Public Health, there have been six cases of childhood lead poisoning in Lodi since July of 2006. It is believed that these cases are most likely linked to lead-based paint. (Gail Heinrich, telephone April 9, 2009)

The majority of housing development in Lodi occurred prior to the ban on the use of lead-based paint in 1979. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built prior to 1979, before this type of paint was banned. These estimates for Lodi are shown in Table 2-5.

With the establishment of the City's Owner-occupied Rehabilitation Program, the City has developed procedures for identifying homes with lead based paint and treating them in compliance with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999.

TABLE 2-5
LEAD HAZARD ESTIMATE, ELK GROVE

Year built	Presumed % LBP	Total structures	Presumed LBP structures
Owner-occupied			
1989 - 2005	0%	3,959	-
1960 - 1979	62%	3,558	2,206
1940 - 1959	80%	2,735	2,188
1939 or earlier	90%	1,012	911
Total owner-occupied presumed LBP (a)			5,305
Percent owner-occupied households at or below 80% AMI (b)			25.1%
Total at-risk owner-occupied households (a*b)			1,333
Renter-occupied			
1989 - 2005	0%	3,164	-
1960 - 1979	62%	3,479	2,157
1940 - 1959	80%	1,834	1,467
1939 or earlier	90%	953	858
Total renter-occupied presumed LBP (c)			4,482
Percent renter-occupied households at or below 80% AMI (d)			60.2%
Total at-risk renter-occupied households (c*d)			2,696
Total at-risk households			4,029

Sources: 2000 US Census, H36 Tenure by Year Structure Built; 2000 CHAS Housing Problems Tables from HUD.

HOUSING COSTS AND AFFORDABILITY

- The median sales price for homes sold in Lodi in January of 2009 was \$165,000. This is a 38 percent drop from January of 2008.
- The median sales price for the County was \$152,613, a 48 percent decline from the prior year.

The following income groups can afford mortgages as shown below.

TABLE 2-6
AFFORDABLE MORTGAGES BY INCOME CATEGORY

	Income Limit	Available for P&I	Affordable mortgage
Low income (80%)	\$49,050	\$1,020	\$190,007
Median income (100%)	61,300	1,326	247,056
Moderate income (120%)	73,560	1,633	304,151

Assumptions: 30% housing ratio, no other debt, total taxes and insurance @ 1.5%, 5.0% interest rate.

Low to above moderate income households can afford to purchase a home in Lodi without subsidy. Given the current market conditions this conclusion may not hold up over time.

2008 HUD Fair Market Rents for San Joaquin County were;

- 0 bedroom \$650
- 1 bedroom \$741
- 2 bedroom \$914
- 3 bedroom \$1,255
- 4 bedroom \$1,580

From National Low-Income Housing Coalition "Out of Reach" report for 2008:

- Maximum affordable monthly housing costs by income category in 2008 for all households are:
 - Extremely low income (30% AMI) \$460
 - Very low income (50% AMI) \$766
 - Low income (80% AMI) \$1,226
 - Median income (100% AMI) \$1,533
- In 2008 the estimated median renter household income was \$33,681.
- In order to afford a rental at the 2 bedroom FMR, a renter household must be at 109% of median renter household income.
- An affordable rent for the median income renter is \$842/month.
- 54% of renters are unable to afford the 2 bedroom FMR.

It can be concluded that many renter households will have housing affordability issues. Lower income renter households will have greater affordability challenges. These households may need assistance with housing.

HOUSING PROBLEMS

According to HUD, a household which pays more than 30% of its income on housing is defined as having a housing cost burden (over-payment). Over-payment is a concern for target-income households since they may be forced to live in over-crowded situations or cut other necessary expenditures, such as health care, in order to afford housing. The HUD definition of housing cost includes not only monthly rent and mortgage payments but an estimate of utilities.

The assessment of Lodi's housing problems relies on custom tabulations of US Decennial Census data provided by HUD. These tabulations are referred to as the "CHAS" tables. The data used in this document were provided using HUD's "State of the Cities Data System" (SOCDS) using data from the 2000 US Decennial Census. These data are presented in two main tables, one analyzing housing problems by housing units, the other by households.

Table 2-7 "Housing Units by Affordability" shows housing units by affordability to each income category for renters and owners. It also shows within each affordability category: the number of units actually occupied by a household having that income, the number experiencing some housing problem, and the number vacant. Additional detail is provided by unit size.

Table 2-8 "Household by Type, Income and Housing Problem" shows renter and owner households who are experiencing housing problems and those over-paying for housing. It shows these for each income category and by household type.

TABLE 2-7A
HOUSING UNITS BY AFFORDABILITY
RENTAL UNITS, LODI

	Number of bedrooms/unit			
	0-1	2	3+	Total
Units with rents affordable to extremely low income households (< = 30% AMI)				
# occupied units	189	100	74	363
% occupied by extremely low income households	47.6	25.0	47.3	41.3
% units built before 1970	82.0	50.0	60.8	68.9
% units with some problem	42.3	15.0	13.5	28.9
# vacant for-rent units	10	-	-	10
Units with rents affordable to low income households (> 30% - 50% AMI)				
# occupied units	850	800	150	1,800
% occupied by extremely low income households	64.7	53.1	46.7	58.1
% units built before 1970	59.4	63.7	70.0	62.2
% units with some problem	66.5	53.8	36.7	58.3
# vacant for-rent units	50	70	15	135
Units with rents affordable to moderate income households (> 50% - 80% AMI)				
# occupied units	1,790	2,925	1,130	5,845
% occupied by extremely low income households	67.6	54.7	42.9	56.4

% units built before 1970	33.8	40.0	50.0	40.0
% units with some problem	67.9	49.4	42.5	53.7
# vacant for-rent units	25	65	15	105
Units with rents affordable to above moderate income households (> 80% AMI)				
# occupied units	610	295	520	1,425
# vacant for-rent units	25	-	-	25

TABLE 2-7B
HOUSING UNITS BY AFFORDABILITY
OWNER UNITS, LODI

	Number of bedrooms/unit			
	0-1	2	3+	Total
Units with rents affordable to extremely low income households (< = 30% AMI)				
# occupied units				
% occupied by extremely low income households				
% units built before 1970				
% units with some problem				
# vacant for-sale units				
Units with rents affordable to low income households (> 30% - 50% AMI)				
# occupied units	94	300	114	508
% occupied by extremely low income households	69.1	33.3	21.9	37.4
% units built before 1970	52.1	43.3	61.4	49
% units with some problem	26.6	11.7	0	11.8
# vacant for-sale units	15	4	4	23
Units with rents affordable to moderate income households (> 50% - 80% AMI)				
# occupied units	73	740	1,960	2,773
% occupied by extremely low income households	38.4	42.6	34.7	36.9
% units built before 1970	53.4	72.3	67.1	68.1
% units with some problem	20.5	7.4	2.6	4.3
# vacant for-sale units	4	35	30	69
Units with rents affordable to above moderate income households (> 80% AMI)				
# occupied units	449	1,244	6,280	7,973
# vacant for-sale units	29	20	50	99

TABLE 2-8A
HOUSEHOLD BY TYPE, INCOME, & HOUSING PROBLEM
RENTER HOUSEHOLDS, LODI

Income Category	Elderly 1 &	Small	Large	All Other	Total
	2 Member	Related	Related	Households	Renter
	Households	(2-4)	(5 or more)		
Extremely low income households (< = 30% AMI)					
# households	-	629	349	344	1,816
% households experiencing any housing problem	-	88.9	100	76.7	87.6
% households with a cost burden > 30%	-	86.6	91.4	75.6	83.3
% households with a cost burden > 50%	-	75.5	57	71.2	66.8
Low income households (> 30% - 50% AMI)					
# households		599	295	360	1,719
% households experiencing any housing problem		87.5	96.6	88.9	88.9
% households with a cost burden > 30%		83.3	61	88.9	81.4
% households with a cost burden > 50%	44.1	24.9	0	25	25.8
Moderate income households (> 50% - 80% AMI)					
# households	374	843	395	515	2,127
% households experiencing any housing problem	61.2	51.4	86.1	52.4	59.8
% households with a cost burden > 30%	58.6	36.5	20.3	47.6	40.1
% households with a cost burden > 50%	15.8	0.5	0	6.8	4.6
Above moderate income households (> 80% AMI)					
# households	337	1,838	455	1,120	3,750
% households experiencing any housing problem	24.3	14.6	63.7	12.5	20.8
% households with a cost burden > 30%	22	4	2.2	2.2	4.9
% households with a cost burden > 50%	6.5	0	0	0	0.6
All households					
# households	1,670	3,909	1,494	2,339	9,412
% households experiencing any housing problem	67.7	45.6	84.6	42.5	55
% households with a cost burden > 30%	64.8	36.5	39.4	36.3	41.9
% households with a cost burden > 50%	34.7	16.1	13.3	15.8	18.9

Source: HUD 2000 SOCDs "CHAS" tables.

TABLE 2-8B
HOUSEHOLD BY TYPE, INCOME, & HOUSING PROBLEM
OWNER AND TOTAL HOUSEHOLDS, LODI

Income Category	Elderly 1 &2 Member	Small Related	Large Related	All Other Households	Total Renter	Total owners and renters
	Households	(2-4)	(5 or more)			
Extremely low income households (< = 30% AMI)						
# households	408	100	70	109	687	2,503
% households experiencing any housing problem	74.5	100	100	86.2	82.7	86.3
% households with a cost burden > 30%	74.5	90	85.7	82.6	79.2	82.2
% households with a cost burden > 50%	46.3	90	85.7	73.4	61	65.2
Low income households (> 30% - 50% AMI)						
# households	385	133	80	64	662	2,381
% households experiencing any housing problem	50.6	94	100	53.1	65.6	82.4
% households with a cost burden > 30%	50.6	82.7	75	53.1	60.3	75.5
% households with a cost burden > 50%	27.3	52.6	62.5	46.9	38.5	29.4
Moderate income households (> 50% - 80% AMI)						
# households	830	315	200	130	1,475	3,602
% households experiencing any housing problem	16.9	85.7	95	53.8	45.4	53.9
% households with a cost burden > 30%	16.9	85.7	62.5	53.8	41	40.4
% households with a cost burden > 50%	4.8	34.9	10	26.9	13.9	8.4
Above moderate income households (> 80% AMI)						
# households	2,204	4,380	924	904	8,412	12,162
% households experiencing any housing problem	11.1	17.4	34.5	22.6	18.2	19
% households with a cost burden > 30%	11.1	15.9	10.2	19.8	14.4	11.5
% households with a cost burden > 50%	2	2.3	0.4	0.4	1.8	1.4
All households						
# households	3,827	4,928	1,274	1,207	11,236	20,648
% households experiencing any housing problem	23.1	25.5	51.7	33.3	28.5	40.5
% households with a cost burden > 30%	23.1	23.6	26.6	30.9	24.6	32.5
% households with a cost burden > 50%	9.9	7.5	10.5	12.3	9.2	13.6

Source: HUD 2000 SOCDs "CHAS" tables.

Rental Housing

The table below summarizes the percent of renter households at a given income level compared to the total number of units affordable to that income category from the CHAS tables (2-7A and 2-8A).

- Moderate income and above-moderate income households have an adequate supply of units affordable to them in relation to their fraction of the population.
- Low income households have slightly more units than the population.
- Extremely low income households have few affordable units available to them.

The low vacancy rate at extremely low income level is indicative of the low supply of units.

TABLE 2-9
SUMMARY HOUSING AFFORDABILITY - RENTER

Income Category	Renter Households		Rental Housing Units Affordable to Income Category (Cumulative)		
	Number	Percent of All Renter Households	Total Units	% of All Units	Vacancy Rate
Extremely low income ($\leq 30\%$ AMI)	1,816	19.3%	363	3.8%	2.8%
Low income ($> 30\% - 50\%$ AMI)	1,719	18.3%	2,163	22.9%	6.7%
Moderate income ($> 50\% - 80\%$ AMI)	2,127	22.6%	8,008	84.9%	3.1%
Above moderate income ($> 80\%$ AMI)	3,750	39.8%	9,433	100.0%	2.9%
Total	9,412		9,433		7.2%

The table below summarizes data from table 2-8A. A significant number of all renter households in Lodi experience a cost burden and nearly 1/5 have a significant cost burden. Over half of all households report some form of housing problem.

- Above moderate households are much less likely to experience a cost burden or housing problems.
- Moderate income households experience cost burden and housing problems at roughly the same rate as the general population.
- Low income households have a cost burden nearly twice that of the overall population and a high cost burden slightly above the overall rate. They also experience housing problems at a much higher rate.
- Extremely low income households have cost burdens and high cost burdens well above the overall rate. Housing problems also occur at a high rate.

TABLE 2-10
SUMMARY HOUSING PROBLEMS - RENTER

Income category	Percent Renter Households With Housing Problems		
	Cost Burden > 30%	Cost Burden > 50%	Any Housing Problem
Extremely low income (< = 30% AMI)	83.3	66.8	87.6
Low income (> 30% - 50% AMI)	81.4	25.8	88.9
Moderate income (> 50% - 80% AMI)	40.1	4.6	59.8
Above moderate income (> 80% AMI)	4.9	0.6	20.8
All households	41.9	18.9	55.0

In summary, the City of Lodi has adequate rental housing for moderate income households and above. Rental housing in Lodi is generally affordable to moderate income households and above. Lodi generally lacks rental housing that is affordable to low and extremely low income households and rental housing is generally not affordable to these households.

Owner Housing

The table below summarizes the percent of owner households at a given income level compared to the total number of units affordable to that income category from the CHAS tables (2-7B and 2-8B).

- Moderate income and above-moderate income households have an adequate supply of units affordable to them in relation to their fraction of the population.
- Low income households have slightly fewer units than the population.
- Extremely low income households have no affordable units available to them.

TABLE 2-11
SUMMARY HOUSING AFFORDABILITY – OWNER

Income Category	Households		Owner Housing Units Affordable to Income Category (Cumulative)		
	Number	Percent of All Owner Households	Total Units	% of All Units	Vacancy Rate
Extremely low income (< = 30% AMI)	687	6.1%	-	0.0%	-
Low income (> 30% - 50% AMI)	662	5.9%	508	4.5%	4.5%
Moderate income (> 50% - 80% AMI)	1,475	13.1%	3,281	29.2%	2.8%
Above moderate income (> 80% AMI)	8,412	74.9%	11,254	100.0%	1.7%
Total	11,236		11,254		2.7%

The table below summarizes data from table 2-8B. A moderate number of owner households in Lodi experience a cost burden and few have a significant cost burden. Nearly half of all owner households report some form of housing problem.

- Above moderate households are much less likely to experience a cost burden or housing problems.
- Moderate income households experience cost burden and housing problems at a rate slightly higher than the population as a whole and high cost burdens at a rate lower than the overall rate.
- Low income households have a cost burden and high cost burden at more than twice that of the overall population and experience housing problems at over twice the overall rate.
- Extremely low income households have cost burdens and high cost burdens well above the overall rate. Housing problems also occur at a high rate.

TABLE 2-12
SUMMARY HOUSING PROBLEMS - OWNER

Income category	Percent Owner Households With Housing Problems		
	Cost Burden > 30%	Cost Burden > 50%	Any Housing Problem
Extremely low income (< = 30% AMI)	82.2	65.2	86.3
Low income (> 30% - 50% AMI)	75.5	29.4	82.4
Moderate income (> 50% - 80% AMI)	40.4	8.4	53.9
Above moderate income (> 80% AMI)	11.5	1.4	19.0
All households	32.5	13.6	40.5

In summary, Lodi has adequate housing for moderate income households and above. Lodi lacks affordable housing for low and extremely low income households. Moderate income households have moderate affordability challenges while low and extremely low income households have extraordinary affordability challenges.

Over-crowding

Over-crowding is defined by the Census as more than one person per room excluding kitchen, porches, bathrooms, and hallways. Over-crowding is relatively high in Lodi. It is largely experienced by renter households.

- All households 12.3%
- Owner households 5.8%
- Renter households 20.2%

PUBLIC AND ASSISTED HOUSING

The City does not own or operate any public or assisted housing. The Housing Authority of San Joaquin County has five rent-restricted public housing projects. None of these are in the City of Lodi.

There are two rent-restricted projects in Lodi. The Creekside South Apartments are 40 family units developed using the Section 236 mortgage subsidy program and Section 8 rental subsidy. This project is at-risk of conversion to market rate.

LOEL Gardens has 9 senior units affordable and restricted to low-income senior households.

Migrant Centers

The Housing Authority of San Joaquin County currently manages three migrant family farm labor housing developments for the State of California. . This housing is available annually from the first week of May through the end of October. Day care centers are provided for farm workers as well as services from the Employment Development Department, the Social Security Administration, and education and health care services. During the off-season, one of the French Camp Facilities is made available to the homeless. The facilities were also used as evacuation sites during the January, 1997 floods and as "emergency" housing for families displaced by city or county action.

Tenant-Based Housing Assistance (Housing Choice Vouchers)

The Housing Choice Voucher Program provides portable vouchers that assist low income households with housing costs. The program is administered County-wide by the Housing Authority of the County of San Joaquin. Specific information on the location of HCV's is not made available. The Housing Authority administers over 4,500HCVs throughout the County.

Needs of Families on the Housing Authority Waiting List

As of October 2008 the housing choice voucher program waiting list for San Joaquin County has 11,735 families. There is no public housing list maintained for Lodi. The majority of those on the waiting list are extremely low-income families (<30% AMI) with children.

TABLE 2-13
NEEDS OF FAMILIES ON THE PUBLIC HOUSING
AUTHORITY WAITING LIST, SAN JOAQUIN COUNTY

	Families	Percent of total
Total	11,735	
By Family Income		
Extremely low income	9,119	77.71%
Very low income	2,016	17.18%
Low income	552	4.70%
By Family Type		
Families with children	7,932	67.5%

	Families	Percent of total
Elderly	933	7.95%
Families with disabilities	3,259	27.77%

Source: 2008 PHA Plan, Housing Authority of San Joaquin

BARRIERS TO AFFORDABLE HOUSING

The City's 2003-2009 Housing Element identifies potential barriers or constraints to the development of affordable housing. Some of these include:

- Availability of financing.
- Cost of land.
- Construction cost.
- Growth restrictions (annual limits on housing production)
- Parking Requirements.
- Development Standards.
- Development impact fees and permitting fees.
- Property taxes and assessments.
- Building Codes.
- Waste water treatment capacity.

Government restraints can to some degree be lessened by government action (variance, conditional use permit, planned development).

HOUSING NEEDS

- Entry-level affordable housing
- A variety of housing types
- Rehabilitation assistance
- First-time homebuyer assistance

FAIR HOUSING

Fair housing is crucial to ensuring that persons of like income levels have equal access to housing. HUD requires that jurisdictions receiving federal funds commit to affirmatively further fair housing. A key part of achieving this goal is the preparation of an Analysis of Impediments to Fair Housing Choice (AI). As part of the County, Lodi was covered by the San Joaquin County AI. The City will be preparing its own AI in 2009-2010.

STRATEGIC PLAN

The Strategic Plan outlines how the City will address the community's housing and community development needs over the next five years. The priority needs, goals, and objectives were proposed by City staff with input from meetings and community workshops as well as discussions with area service providers.

CONSOLIDATED PLAN PRINCIPLES

The goals and objectives in the Lodi 2009-2014 Consolidated Plan are built upon the following set of overall guiding principles. These principles provide a framework for the development of the Consolidated Plan.

Assist: Develop comprehensive strategies to support and assist those in need in the community.

Involve: Involve the community and provide opportunities for citizen participation in the Consolidated Plan process and the preparation of the documents.

Collaborate: Encourage collaboration with and between public, private, and non-profit agencies in order to ensure the efficient and effective provision of services.

Leverage: Leverage CDBG funds and local resources to maximize the effectiveness of programs and services.

PRIORITY NEEDS DETERMINATION

The priority needs were determined primarily from data presented in Section 2 (Community Needs) and through the community survey and consultation with City staff, attendees at public workshops, and local service providers. The key factors affecting the determination of the priority needs are: 1) the types of target-income households with greatest need for assistance; 2) the activities that will best address their needs; and 3) the amount of funding available to meet those needs.

The highest priority need is one that has a high level of demand and can best be addressed with the available resources. Priorities are described as follows:

High Priority: high to critical demand, expected to be funded during the five-year period.

Medium Priority: moderate to high demand, likely to be funded as funds are available;

Low Priority: low to moderate demand, not likely to be funded, City may support efforts of other agencies to obtain funding;

No Priority: no or very low demand, not likely to be funded, City will not support efforts of other agencies to obtain funding.

The online survey, public meetings, and consultations with staff and local service providers identified the following needs with moderate to critical demand levels:

- Public facilities
 - Youth centers
 - Community facilities
 - Alley improvements
- Public services
 - After-school programs
 - Youth services
 - Employment training
 - Crime prevention
 - Mental health services
 - Health services
 - Senior services
- Homelessness
 - Emergency shelters and transitional housing for families
 - Supportive services for families
 - Job training and life skills training for the homeless
 - Case management
 - Mental health care
 - Housing placement
- Housing needs
 - New affordable housing construction, especially for the elderly
 - Preservation of existing ownership and rental units
 - Energy efficiency improvements
 - Emergency repair/minor housing rehabilitation

The analysis of community needs (Section 2) identified the following needs with moderate to critical demand levels:

- Public improvement
 - Storm drain and flooding improvements
 - Handicap accessibility improvements, including curb ramp installation at street corners and intersections
 - Park improvements
- Public Facilities

- Public facilities for the provision of public services/access to public services
- Child care facilities
- Youth centers and recreational facilities
- Accessibility improvements at some public facilities
- Public services
 - Fair housing services
 - Services for the elderly
 - Youth services
 - Services for the disabled
 - Information and referral services
 - Health and mental health services
 - Substance abuse treatment
- Economic Development
 - Job training and employment coaching
 - Job creation/retention
 - Homelessness
 - Emergency shelters for families
 - Services for the homeless
 - Transitional/supportive housing
- Affordable rental housing needs
 - Affordable rental housing, for seniors and for families
 - Preservation and rehabilitation of existing affordable rental housing and public housing
- Affordable home ownership
 - Downpayment assistance
 - Rehabilitation of existing housing

Availability of Resources

The Strategic Plan focuses on those activities funded through CDBG funds, which are provided to the City by HUD on an annual basis. Based on the City's preliminary annual allocation of \$743,500 for the fiscal year 2009-10, the City is expected to receive approximately \$3.72 million over the five-year Consolidated Plan period.

In addition to these funds, the City will be applying for other funds, such as through HOME and the Neighborhood Stabilization Program (NSP), which would be used for affordable housing for target-income households. Other funds that may be used to assist target-income households and areas as well as the rest of the community are identified in the City's General Plan and Housing Element.

HOUSING STRATEGY

The City's housing strategy is based on the priority needs and goals set forth in its General Plan Housing Element. The Housing Element provides an extensive analysis of needs, constraints, and resources. It includes a five-year plan to facilitate the development of housing for target-income households. Those housing activities that are expected to be funded during the Consolidated Plan period are described in the Housing Strategy section.

Summary of City's Housing Needs

Given the high cost of housing and the growing number of families in Lodi, high-priority housing needs include affordable rental housing for target income families as well as seniors who are on fixed incomes. With respect to ownership housing, purchase and rehabilitation is a high priority.

TABLE 3-1
PRIORITY HOUSING NEEDS/
INVESTMENT PLAN (HUD 2A)

Priority Need	5-Yr. Goal Planned	Yr. 1 Goal Planned	Yr. 2 Goal Planned	Yr. 3 Goal Planned	Yr. 4 Goal Planned	Yr. 5 Goal Planned
Renters						
0 - 30 of MFI	-	-	-	-	-	-
31 - 50% of MFI	1,600,000.00	1,200,000	100,000	100,000	100,000	100,000
51 - 80% of MFI	-	-	-	-	-	-
Owners						
0 - 30 of MFI	-	-	-	-	-	-
31 - 50 of MFI	750,000.00	150,000	150,000	150,000	150,000	150,000
51 - 80% of MFI	750,000.00	150,000	150,000	150,000	150,000	150,000
Homeless*						
Individuals	250,000.00	50,000	50,000	50,000	50,000	50,000
Families	125,000.00	25,000	25,000	25,000	25,000	25,000
Non-Homeless Special Needs						
Elderly	1,200,000.00	1,200,000	-	-	-	-
Frail elderly	-	-	-	-	-	-
Severe Mental Illness	-	-	-	-	-	-
Physical Disability	-	-	-	-	-	-
Developmental Disability	-	-	-	-	-	-
Alcohol or Drug Addiction	-	-	-	-	-	-
HIV/AIDS	-	-	-	-	-	-

Victims of Domestic Violence	-	-	-	-	-	-
<u>Section 215</u>						
Renter	1,600,000.00	1,200,000	100,000	100,000	100,000	100,000
Owner	1,500,000.00	300,000	300,000	300,000	300,000	300,000

* Homeless individuals and families assisted with transitional and permanent housing

Housing Goals

The primary housing goal of the Consolidated Plan is to foster the development and maintenance of housing affordable to target income households as well as those with special needs.

The goals are based on those in the City's Housing Element:

HS-1: To provide a range of housing types and densities for all economic segments of the community while emphasizing high quality development, affordable homeownership and rental opportunities, and the efficient use of land.

HS-2: To encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods, particularly in the Eastside area.

HS-3: To ensure the provision of adequate public facilities and services to support existing and future residential development.

HS-4: To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other arbitrary factors.

The City uses a variety of resources, programs, and policies to facilitate the accomplishment of these goals. Those programs which primarily use available funds are identified below as Consolidated Plan Housing Programs.

Consolidated Plan Housing Programs

Through its General Plan Housing Element, the City has implemented a number of housing programs. These programs address sites for affordable housing, the development of affordable housing, incentives for housing, the reduction of constraints affecting housing development and the funding of affordable housing. More detailed information on these programs is available in the City's Housing Element.

Zoning Ordinance Revisions

The City shall revise Title 17 of the Lodi Municipal Code (Zoning Ordinance) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types.

Revise Growth Management Program

The City will revise its growth management program to exempt housing units affordable to very low or low-income households with long-term affordability restrictions.

Pursuit of State and Federal Funds in Support of Housing Construction

The City shall pursue available and appropriate state and federal funding sources to support efforts to construct housing meetings the needs of low- and moderate-income households, to assist persons with rent payments required for existing housing units, to provide supportive services, and to provide on- and off-site improvements and public facilities, in support of affordable housing projects.

Rental Assistance

The City shall continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program (formerly called Section 8 Program). The City's support will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City's code enforcement activities, creation and maintenance of a link to the Housing Authority's website on the City's web site, and annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners.

Neighborhood Improvement

The City will continue to designate a staff position, Neighborhood Services Manager, within the Community Development Department to focus on the implementation of housing and neighborhood improvement programs.

Homebuyer Assistance

The City will continue to implement a first-time homebuyer down payment assistance program. The City will promote the program by providing information at the Community Development Department's public counter and by providing a link to the program on the City's web site.

Promote the City's Multifamily Housing Development Standards

The City will promote its multifamily development standards through the Community Development Department's link to the City's website, information brochures available at the Community Development Department, pre-application meetings, and a notice to the local homebuilder's, realtor's, and contractor's associations.

Housing Rehabilitation and Code Enforcement

The City will continue to combine code enforcement and housing rehabilitation assistance, targeted to the Eastside area.

Preservation of Affordable Rental Housing

Preserve existing affordable housing by subsidizing rehabilitation and/or operation.

The following housing activities can be undertaken using available resources and are designed to enhance the effectiveness of the City's housing goals.

Homeownership Assistance Program -- Provide low-interest loans to target income households to assist with down payment and closing costs.

Preservation of Affordable Housing – preserve existing affordable housing by subsidizing rehabilitation and/or operation.

Owner-Occupied Rehabilitation Program – Provide low-interest loans to owner-occupants to rehabilitate homes.

Code Enforcement – provide targeted code enforcement.

Fair Housing Services – Provide fair housing education, respond to public inquiries regarding fair housing, investigate and resolve fair housing disputes.

HOMELESS STRATEGY

Though Lodi has a small homeless population when compared with that of the County, as well as several local resources for homeless persons and families, the loss of a job, a raise in rent, an eviction or domestic violence can easily lead to homelessness for many low income individuals and families. Thus, the City high-priority activities are concentrated on homeless prevention.

Priority Homeless Needs

With a focus on homeless prevention, the City and local service providers have identified the provision of direct assistance (e.g., food and clothing) as well as supportive services to help those potentially at-risk of becoming homeless as the key priorities for homeless assistance and prevention over the five-year period.

Homelessness is a regional issue that is best addressed County-wide through the efforts of both the County and municipal jurisdictions. The County's Continuum of Care identifies the facilities and services available to the homeless in the San Joaquin County region, as well as un-met needs.

Homeless Assistance Goals

The primary homeless assistance goal is to encourage a range of supportive services to meet the needs of those at risk of becoming homeless as well as the currently homeless. The City will continue to work with the County and service providers to meet this goal.

Consolidated Plan Homeless Programs

The following housing activities can be undertaken using available resources to meet the City's homeless assistance goals.

Homeless Assistance -- Work with County service agencies and local service providers (e.g. Salvation Army, Lodi House) to provide emergency shelters, transitional housing, and other support services that address the City's homeless needs.

Homeless Services -- Assist with the provision of supportive services, which may include free food and clothing, counseling, emergency housing assistance, referral, or temporary shelter.

COMMUNITY DEVELOPMENT STRATEGY

The City's community development strategy relates to efforts to provide new or improve existing, facilities, infrastructure, economic opportunities, and to a limited extent public services.

Priority Community Development Needs

Key community development needs identified in public workshops in Lodi include affordable housing, public facilities and infrastructure, and a wide range of supportive services. City staff has also identified accessibility and infrastructure improvements that are important to ensuring improved access and service to CDBG target areas.

Community Development Goals

The City has established the following Community Development goals to assist target income households and areas:

- CD-1 Improve the infrastructure and physical environment of Lodi's CDBG target areas.
- CD-2 Support economic development and employment opportunities in the City's CDBG target areas.
- CD-3 Encourage the provision of services to assist target income individuals and families, including those with special needs.
- CD-4 Assist in the provision of services for target income youth in the community.
- CD-5 Support services for the elderly, including the frail elderly, in Lodi.
- CD-6 Promote facilities that serve the City's special needs groups and target income households.

TABLE 3-2
SPECIAL NEEDS (NON-HOMELESS)
POPULATIONS (HUD 1B)

Special Needs Subpopulations	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
Elderly	High High			1,200	240
Elderly	High	160	50,000	100	20
Frail Elderly	High	400	100,000	250	50
Severe Mental Illness	Low	160	-	100	20
Persons w/HIV/AIDS	Low	160	-	100	20
Physically Disabled	High	160	100,000	100	20

Consolidated Plan Community Development Programs

The following housing activities can be undertaken using available resources and are designed to enhance the effectiveness of the City's Community Development goals. They are organized into four major categories:

- Economic development
- Public improvements
- Public facilities
- Public services

Economic Development

Job-Training Services -- assist with the provision of job training and workforce development services.

Infrastructure and Area Improvements

Street and Sidewalk Improvements -- provide street and sidewalk improvements in CDBG Target Areas.

Flood and Drainage Improvements -- provide flood and drainage improvements in CDBG Target Areas.

Accessibility Improvement Program -- provide accessibility improvements to public facilities as well as improvements to existing public right-of-way, such as curb ramps, to ensure that they are accessible to persons with disabilities.

Code enforcement – address blight by targeting code enforcement to specific areas.

Community Facilities

Youth/Recreation Facilities and Equipment - Develop a teen center with recreational facilities or provide equipment or facility improvements at an existing center to serve the needs of target income youth in the community.

Childcare Center -- assist in the funding of a childcare center in close proximity to affordable housing or in an eligible CDBG Target Area.

Senior Center -- provide additional equipment and services for the existing center

Community Services

Youth Services -- support a variety of youth services, especially recreation services for the community's target income young people. These include after-school programs, recreation and sports programs, and art and drama activities. Support may involve direct assistance or fee waivers for target income youth.

Childcare Services -- assist with childcare services for target income working families either in conjunction with existing programs offered by the Lodi CSD Parks and Recreation Department or through new childcare facilities.

Senior Services -- assist with the provision of senior services to the elderly and frail elderly. Such services may include nutrition programs, home-delivered meal programs, transportation, health services, shared housing programs and other forms of assistance.

Disabled Services -- assist social services providers with services for persons with disabilities. Needed services would be determined in conjunction with the City's Disability Advisory Committee. Services may include recreation programs, advocacy services, home meal/visitation programs, job training, transportation, and health services, among others.

Health Services -- assist in the provision of health services to residents. These services may include referrals, counseling, screening, education and outreach, health programs, or medical services. Services may be located at the senior center, future community or teen centers, or other public locations in Lodi.

**TABLE 3-3
PRIORITY COMMUNITY DEVELOPMENT
ACTIVITIES, (HUD 2B)**

Priority Need	5-Yr.	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5
	Goal	Goal	Goal	Goal	Goal	Goal
	Plan/Act	Plan/Act	Plan/Act	Plan/Act	Plan/Act	Plan/Act
Acquisition of Real Property	1	-	-	-	1	-
Disposition	-	-	-	-	-	-
Clearance and Demolition	-	-	-	-	-	-
Clearance of Contaminated Sites	-	-	-	-	-	-
Code Enforcement	-	-	-	-	-	-
Public Facility (projects)						
Senior Centers			-	-	-	-

2009 – 2014 CITY OF LODI CONSOLIDATED PLAN

	1	1					
Handicapped Centers	1	-	1	-	-	-	
Homeless Facilities	-	-	-	-	-	-	
Youth Centers	1	-	-	1	-	-	
Neighborhood Facilities	-	-	-	-	-	-	
Child Care Centers	1	-	1	-	-	-	
Health Facilities		-	-	-	-	-	
Mental Health Facilities	-	-	-	-	-	-	
Parks and/or Recreation Facilities	2	1	-	1	-	-	
Parking Facilities	-	-	-	-	-	-	
Tree Planting	-	-	-	-	-	-	
Fire Stations/Equipment Abused/Neglected	-	-	-	-	-	-	
Children Facilities	-	-	-	-	-	-	
Asbestos Removal	-	-	-	-	-	-	
Non-Residential Historic Preservation	-	-	-	-	-	-	
Other Public Facility Needs	-	-	-	-	-	-	
Infrastructure (projects)							
Water/Sewer Improvements	-	-	-	-	-	-	
Street Improvements	2	1	-	-	1	-	
Sidewalks	2	1	-	1	-	-	
Solid Waste Disposal Improvements	-	-	-	-	-	-	
Flood Drainage Improvements	2	1	-	1	-	-	
Other Infrastructure	3	1	-	1	-	1	
Public Services (persons)							
Senior Services	-	-	-	-	-	-	
Handicapped Services	-	-	-	-	-	-	
Legal Services	-	-	-	-	-	-	
Youth Services	-	-	-	-	-	-	
Child Care Services	-	-	-	-	-	-	
Transportation Services	-	-	-	-	-	-	
Substance Abuse Services	-	-	-	-	-	-	
Employment/Training Services	100	-	20	20	20	20	
Health Services	-	-	-	-	-	-	
Lead Hazard Screening	-	-	-	-	-	-	
Crime Awareness	-	-	-	-	-	-	
Fair Housing Activities	600	120	120	120	120	120	
Tenant Landlord Counseling	-	-	-	-	-	-	
Other Services	7,000	1,400	1,400	1,400	1,400	1,400	

Economic Development						
C/I Land						
Acquisition/Disposition	-	-	-	-	-	-
C/I Infrastructure						
Development	-	-	-	-	-	-
C/I Building						
Acq/Const/Rehab	-	-	-	-	-	-
Other C/I	-	-	-	-	-	-
ED Assistance to For-Profit	-	-	-	-	-	-
ED Technical Assistance	-	-	-	-	-	-
Micro-enterprise Assistance	-	-	-	-	-	-

PLANNING AND ADMINISTRATION

The City has established the goal of providing efficient administration and oversight of the CDBG program and undertaking planning efforts to address the needs of target income residents.

The preparation of the Consolidated Plan, Action Plans, and CAPER are vital to assuring compliance with HUD regulations and for providing funding for needed services for CDBG Target Areas and residents. Additional studies may also need to be undertaken in order to determine the future needs of residents and eligible areas as the City continues to grow.

ANTI-POVERTY STRATEGY

Approximately 13 percent of Lodi residents live in poverty. Female-headed households with children are particularly affected by poverty.

The City's anti-poverty strategy is based on attracting a range of businesses and providing workforce development, including job training services, for low-income residents. In addition, the City's provides support for facilities projects and service provision to several agencies offering supportive services to target income residents.

Planned economic development and anti-poverty programs include:

- Affordable housing
- Public services
- Homeless facility improvements

REMOVING BARRIERS TO AFFORDABLE HOUSING

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in the Housing Element to address these issues. Such actions include:

- Incentives for affordable development
- Consideration of establishing an Affordable Housing Trust Fund
- Rezoning of sites for multi-family development

OBSTACLES TO MEETING UNDER-SERVED NEEDS

Despite City and County efforts, there remain a number of significant obstacles to meeting under-served needs. The following are obstacles to meeting these needs in Lodi.

- Lack of funding for social services agencies
- Lack of affordable rental housing
- Low wage service and retail sector growth
- Lack of social services and service providers in Lodi for target-income residents
- Need for transportation to existing services and childcare
- National recession

LEAD-BASED PAINT REDUCTION STRATEGY

Although most of the development in Lodi occurred after the use of lead-based paint was banned, some areas of the community may have homes where lead-based paint was used.

According to the San Joaquin County Department of Public Health, there have been five cases of lead poisoning in Lodi since 2000. It is believed that these cases are most likely linked to lead-based paint.

With the establishment of the City's Owner-occupied Rehabilitation Program, the City has developed procedures for identifying homes with lead based paint and treating them in compliance with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999.

INSTITUTIONAL STRUCTURE AND COORDINATION

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the County. Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed. The key agencies that are involved in the implementation of the Plan as well as additional resources that may be available are described below.

Public Sector

City of Lodi – Community Development Department

The City's Community Development Department is responsible for the administration of the City's community development programs, including some of the local programs that assist target income residents. The Department includes the City's Neighborhood Services Division, which has the primary responsibility for managing and implementation of the City's affordable housing programs, including the Consolidated Plan and related documents.

Other divisions are also involved in providing services including the Building Division and Planning Division, which is responsible for the Housing Element.

Lodi Parks and Recreation Department

The Lodi Parks and Recreation Department is the department of the City that provides parks and recreation facilities to the City of Lodi. The Parks and Recreation Division provides services for seniors, youth, and families.

San Joaquin County - Human Services Agency

San Joaquin County's Human Services Agency (HAS) operates the welfare programs for the County. HAS offers the following services to County residents:

- Welfare Assistance
- Homeless Assistance
- Employment Services
- Financial Assistance
- Medical Assistance
- Senior Nutrition

San Joaquin County – Community Development Department

San Joaquin County serves as the lead agency for the Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs, which serve the needs of homeless persons and persons with AIDS for all communities in the County and the region. The agency funds a variety of services for County residents, including:

- Fair housing services
- Family assistance
- Public health services
- Senior services
- Public works and infrastructure

San Joaquin Housing Authority

The San Joaquin Housing Authority serves as the Housing Authority and one of the primary owners of affordable housing in the County. As the Housing Authority, San Joaquin Housing Authority owns some public housing in the City and administers the Housing Choice (Section 8) Voucher Program and the Family Self-Sufficiency Program. The City works in close consultation with the Housing Authority regarding public housing issues in Lodi.

Non-Profit Agencies

Several non-profit agencies that serve target income households are located in Lodi. These organizations include:

- Habitat for Humanity

- Salvation Housing
- LOEL
- Community Partnership for Families
- Lodi House

Private Sector

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system.

Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. Some of these organizations include LOEL and the Salvation Army, which have been active in developing affordable housing resources in the area, and the Lodi Chamber of Commerce, which provides resources to local businesses.

Coordination

The City is committed to continuing its participation and coordination with federal, state, County, and local agencies, as well as with the private and non-profit sector, to serve the needs of target income individuals and families in the community.

In particular, the City will continue to work in close coordination with the County regarding infrastructure improvements to regional facilities and the provision of services which benefit all County residents. The City will also work with San Joaquin County, SJCOG, and HCD to address its share of the regional housing needs.

GAPS IN THE DELIVERY SYSTEM

The primary gaps in the delivery system relate to the lack of services for target-income households in Lodi. Some services are located in Lodi. These include senior services at the Senior Center, youth recreation at the Lodi Boys and Girls Club, homeless shelter/housing and services at the Salvation Army and Lodi House, and many other social services and food assistance provided by local non-profit service providers.

The Lodi Consolidated Plan is designed to address these gaps by first identifying appropriate programs and services to provide in the City, then providing local services, facilities, and programs over time to assist target income residents.

MONITORING PLAN

City of Lodi has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To assure that subrecipients are carrying out their program/project as described;
- To assure that subrecipients are implementing the program/project in a timely manner
- To assure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and the contract
- To assure that subrecipients are conforming with other applicable laws, regulations, and terms of the agreement;
- To assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement;
- To assure that subrecipients have the capacity to carry out the approved project/program; and
- To assure that subrecipients are carrying out their program/project as described.

The City will track and report on its progress toward meeting its housing and community development goals. On an annual basis, City staff will prepare a Housing and Grant Programs Report summarizing progress on goals and priorities identified in the Consolidated Plan and Housing Element.

The Housing and Grant Programs Report will include a status report of the CDBG programs and projects. Pertinent information will be incorporated into the Consolidated Annual Performance and Evaluation Report.

SUMMARY OF PUBLIC PARTICIPATION

The City of Lodi offered several opportunities for public participation during the development of the Consolidated Plan.

Online Survey

The City offered an online survey to residents (see Appendix __) that asked a variety of questions about community needs and asked residents to identify priorities over the next five years. The survey was available for six-week period in February and March 2009.

The survey was publicized with an ad published in the local daily paper, the Lodi News-Sentinel. The News-Sentinel also wrote two articles encouraging the public to take the survey. Additionally, the survey was distributed to area service providers, persons on the CDBG interest list, and members of the City's various commissions.

A total of 72 responses to the public survey were received. The majority of respondents answered all the questions. The needs identified as high priority are included in the Priority Needs section. Of the text comments received, the public identified securing additional funding for housing and services as a priority.

Public Meetings

The City held three public meetings during the Consolidated Plan development to encourage City residents to provide feedback on needs and priorities. The first meeting was held on February 11, 2009 and was advertised in the Lodi News-Sentinel. The meeting was attended by representatives of 10 non-profits. All non-profits were encouraged to share information about the online survey with their clientele.

Two separate community needs workshops were conducted to solicit input from both the Hispanic and Pakistani communities. Flyers were produced and distributed to announce those workshops in both Spanish and Urdu.

On March 26, 2009 staff met with 10 members of the local Pakistani community. Through translators, staff learned of the following concerns:

- The poor condition of many of the alleys which their homes front on. There is significant damage and deterioration that causes water to puddle and in many instances flow back onto their properties and into or under their dwellings which causes further damage and deterioration.
- The need for emergency repair and housing rehabilitation funding.

Once the representatives of the Pakistani community understood the basis and purpose of this outreach workshop and that the City was seeking an ongoing dialogue with them to discuss their needs and to monitor whether they are being met, they expressed that they could arrange for a much larger turn out at future meetings. The City will continue to engage this population to further determine needs and receive annual input.

On April 2, 2009 staff arranged for a workshop for the Hispanic community, but only one person attended. She was there to provide translation assistance but agreed to provide us with her perspective on the needs of her community.

- Concerns with public safety/crime in their neighborhoods
- Infrastructure replacement
- ESL/Literacy
- Parent support groups
- Youth/Teen/Family entertainment

She also provided suggestions on how to best reach the Hispanic community for future events and workshops.

Public Hearings and Public Comment Period

At a public hearing on April 1, 2009 the Lodi City Council discussed priority housing and community development needs and identified projects to fund in 2009-10. The public hearing was publicized with a notice in the Lodi News-Sentinel on March 25, 2009, which also discussed the public comment period and approval process for the Plan.

The Lodi Consolidated Plan was made available for public review on April 6, 2009 at City Hall and on the City's website. Notices were sent to interested parties.

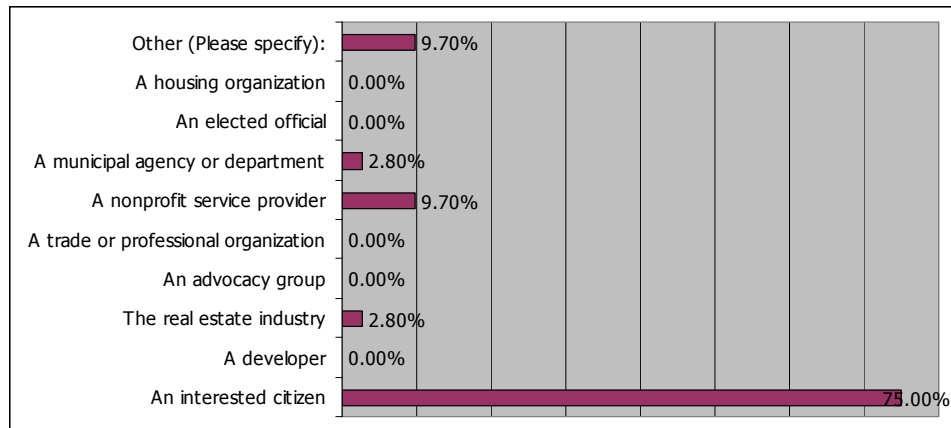
The public comment period for the Consolidated Plan concluded on May 6, 2009. No public comment was received. At a public hearing on May 6, 2009, the Lodi City Council adopted the Consolidated Plan.

On-line Survey Results

Respondent Characteristics

Stakeholder Group

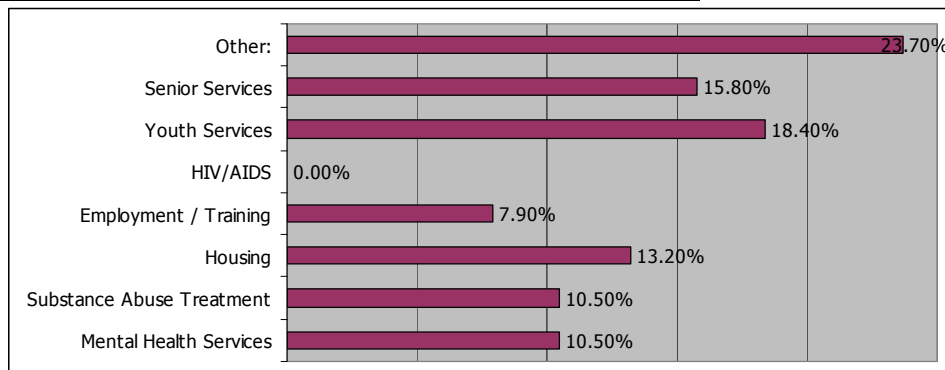
Question 1: I represent:	
An interested citizen	54
A developer	0
The real estate industry	2
An advocacy group	0
A trade or professional organization	0
A nonprofit service provider	7
A municipal agency or department	2
An elected official	0
A housing organization	0
Other (Please specify):	7
Total	72



Service Provider Information

Question 10: What types of services do you provide? (Please check all that apply.)

Total	38
-------	----



Question 2: Do you have a Lodi service location?

Yes	12	75.00%
No	4	25.00%
Total	16	100%

Question 3: Is your organization a 501(c)(3) or 501(c)(4) nonprofit organization?

Yes	11	68.80%
No	5	31.30%
Total	16	100%

Question 5: What geographic areas do you serve?

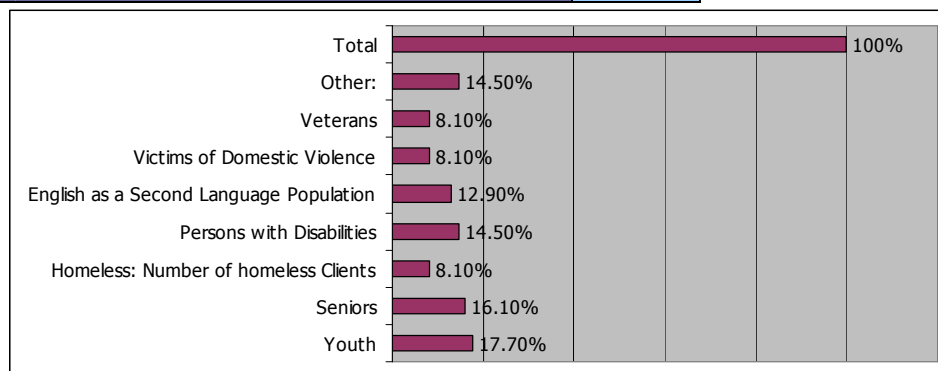
Lodi	8	47.10%
San Joaquin County	7	41.20%
Other:	2	11.80%
Total	17	100%

Service Provider Clientele

General responses	
Total agencies responded	11
Total number of clients served	423,120
Average/agency	70,520

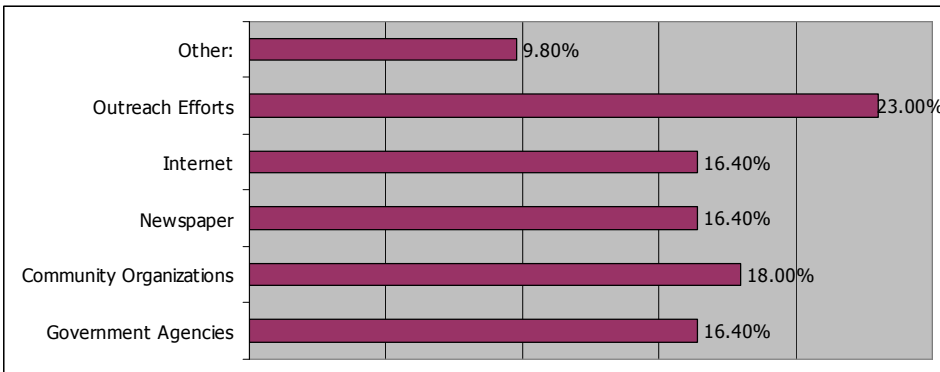
Clientele by Income	Agencies Serving Clientele	Average Percent of Agency's Clientele
Total LMI	11	90.4
Extremely Low Income	9	41.8
Low Income	11	30.6
Moderate Income	8	35.1

Question 4: What types of clients do you serve? (Please check all that apply.)	
Youth	11
Seniors	10
Homeless: Number of homeless Clients	5
Persons with Disabilities	9
English as a Second Language Population	8
Victims of Domestic Violence	5
Veterans	5
Other:	9
Total	62



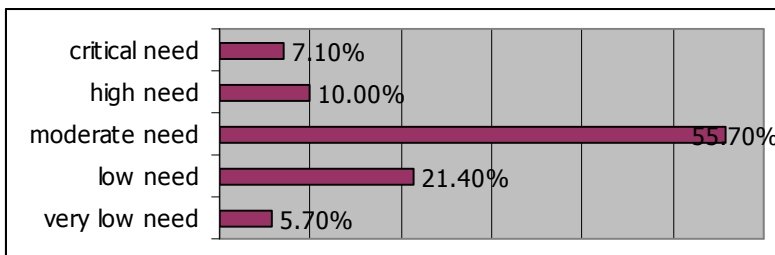
Question 11: How are clients referred to your organization?
(Please check all that apply.)

Total 61

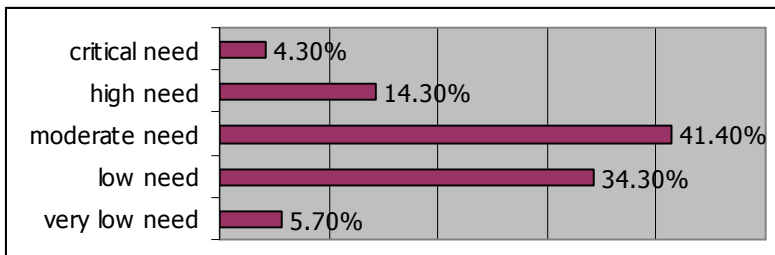


Public Improvement (Infrastructure) Needs

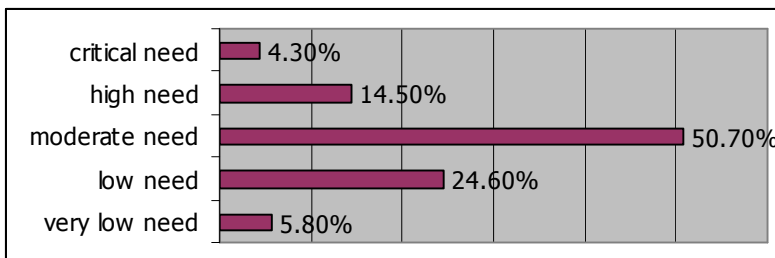
Question 12: Street Improvements



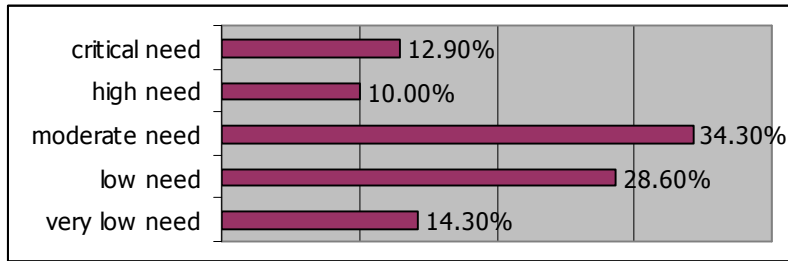
Question 13: Street Lighting



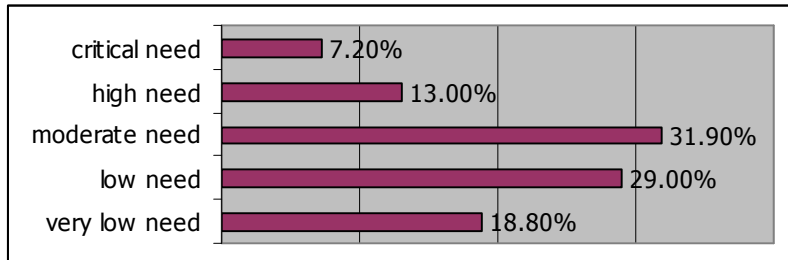
Question 14: Sidewalk Improvements



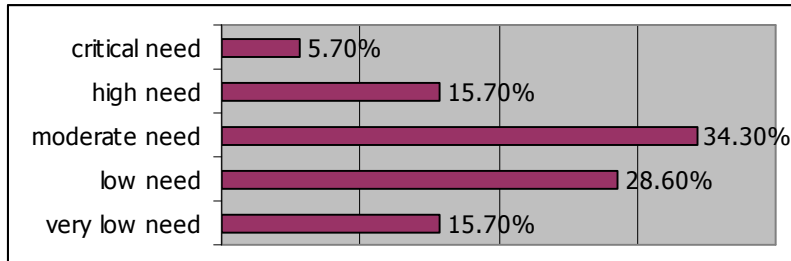
Question 15: Beautification/Enhanced Public Space



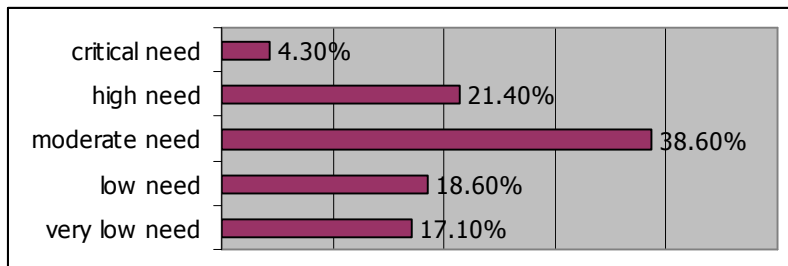
Question 16: Historic Preservation



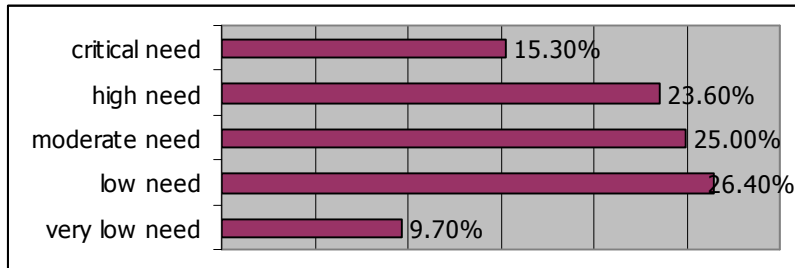
Question 17: Improved Transit Options



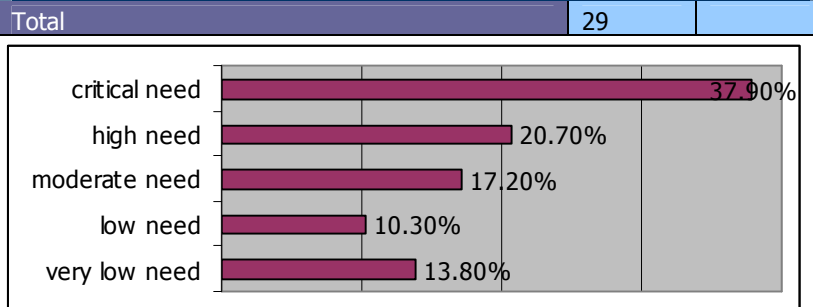
Question 18: Green Development



Question 19: Attractive Business District



Question 21: Other Economic Development Needs



- 29 persons responded that there were other needs than those listed.
- 19 described those needs.
- 5 of those responses were relevant to the needs category.

Economic Development Strategic Plan

Upscale Department Store

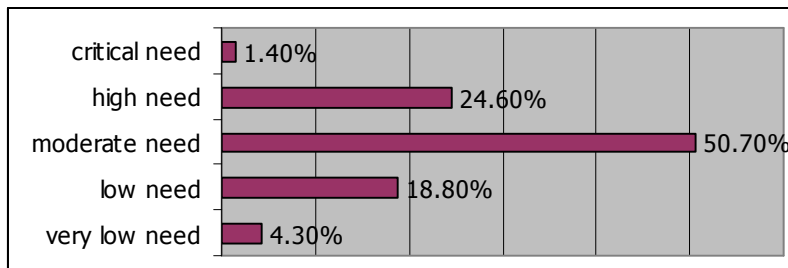
Alleys need re-paving and/or speed bumps added

cherokee lane sidewalk & trees

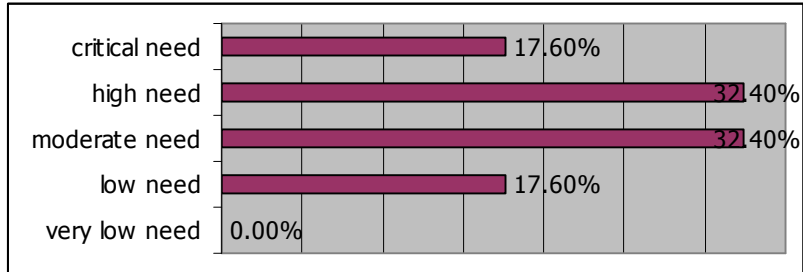
support for all retail opportunities including business districts (downtown) Manteca forgave incremental sales tax to reap the benefits of huge new retail businesses. A Great Accomplishment!

Public Facility Needs

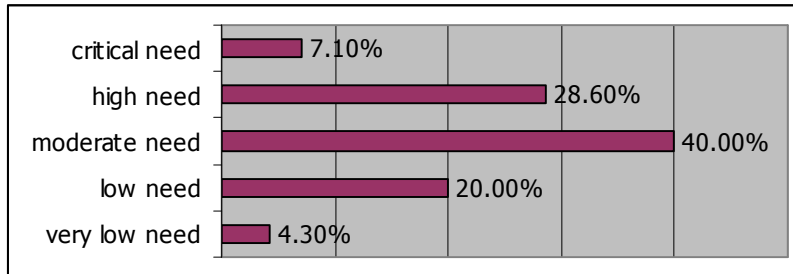
Question 22: Senior Centers



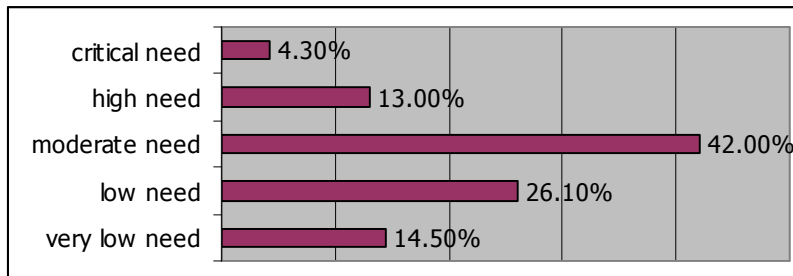
Question 23: Youth Centers



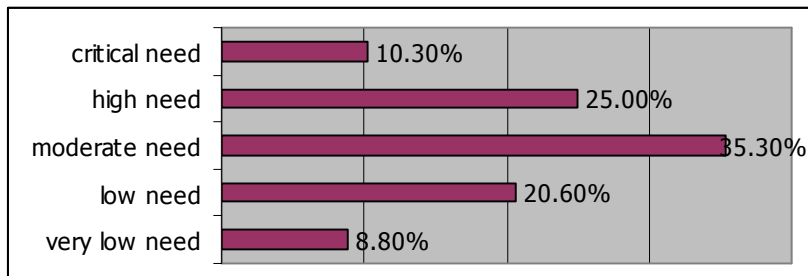
Question 24: Neighborhood/Community Facilities



Question 25: Child Care Centers

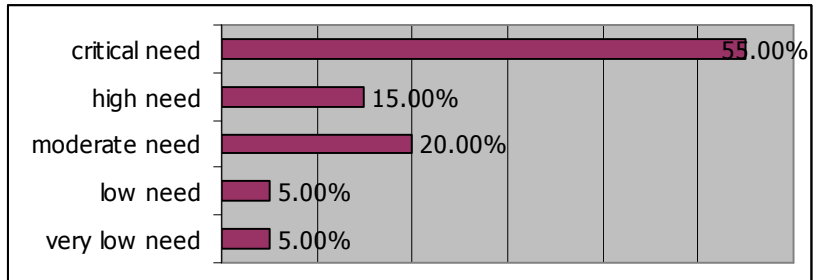


Question 26: Parks and Recreation Facilities



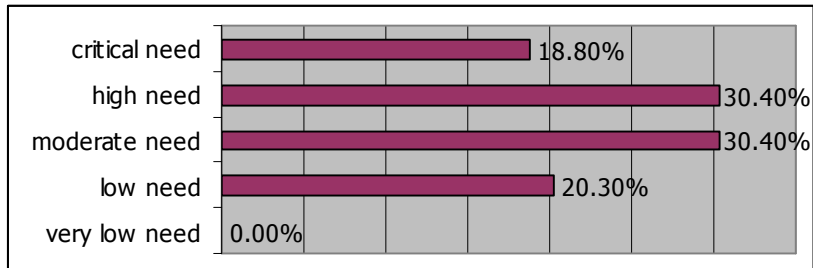
Question 28: Other Facility Needs

Total	20	
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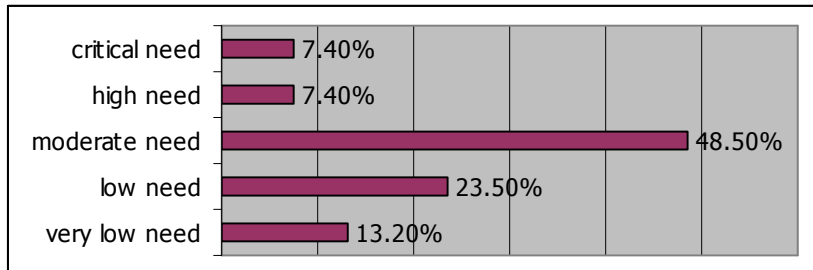


Public Services Needs

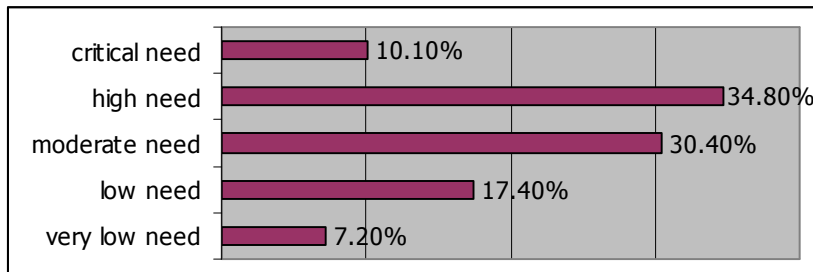
Question 29: Youth Services



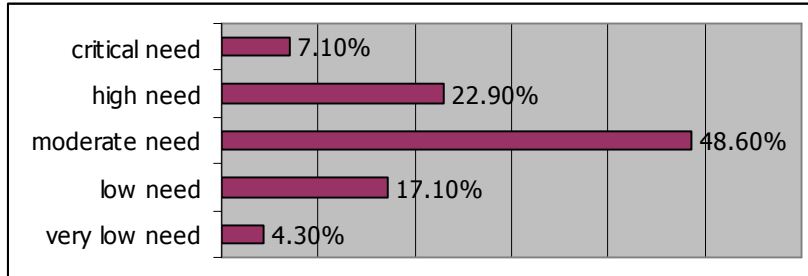
Question 30: Child Care Services



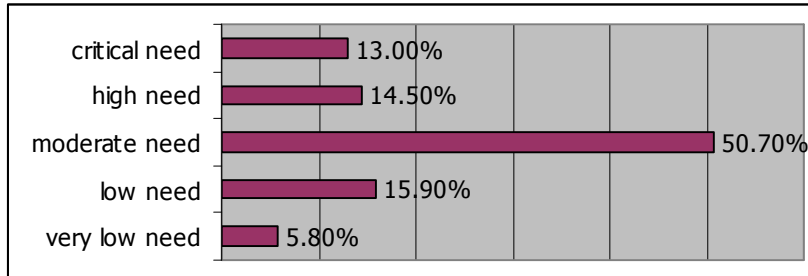
Question 31: After School Programs



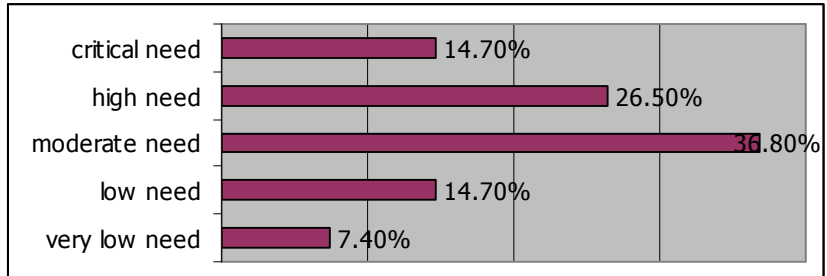
Question 32: Senior Services



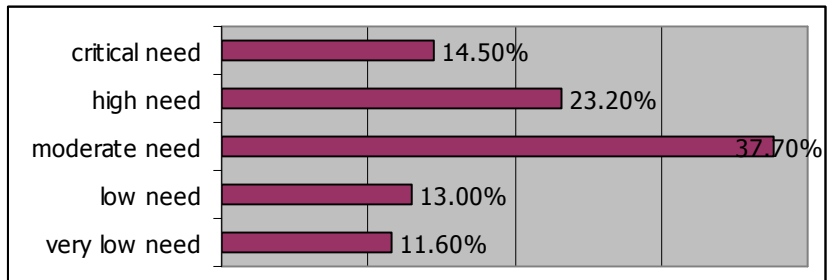
Question 33: Services for Persons with Disabilities



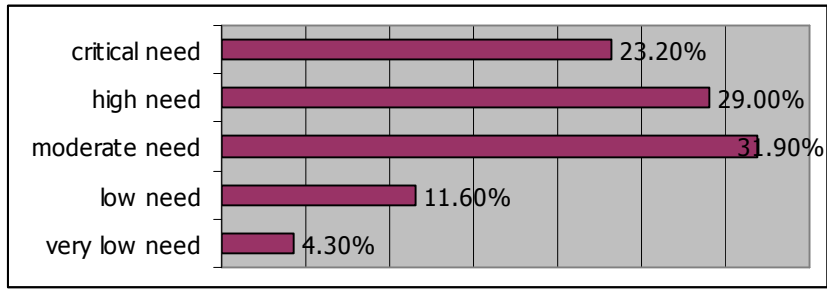
Question 34: Health Services



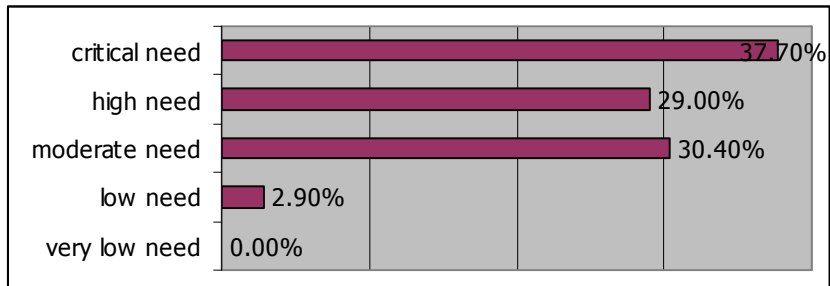
Question 35: Mental Health Services



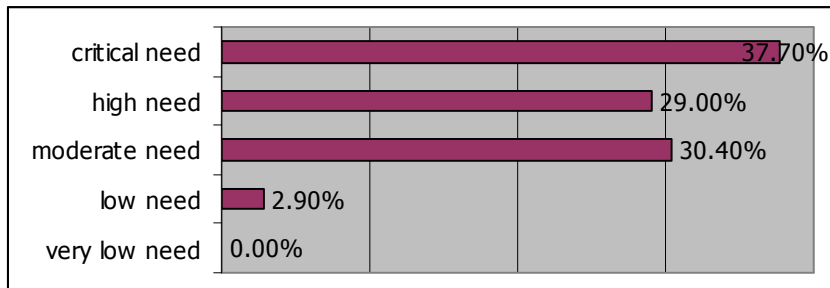
Question 36: Employment Training



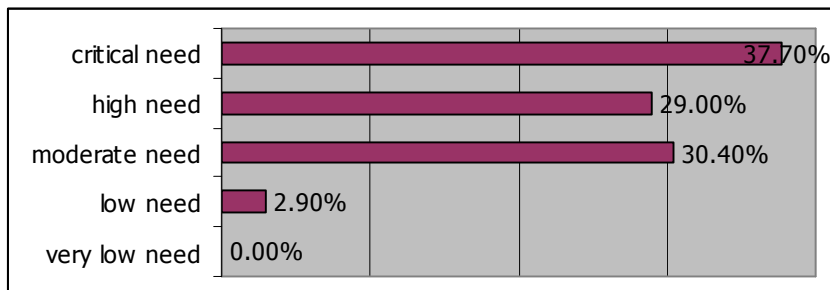
Question 37: Crime Prevention



Question 38: Housing Counseling

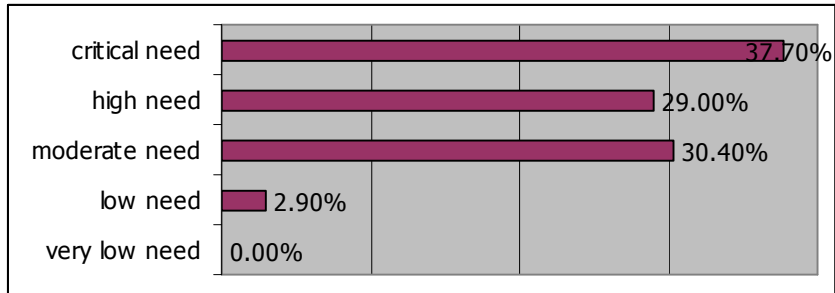


Question 39: Substance Abuse Services



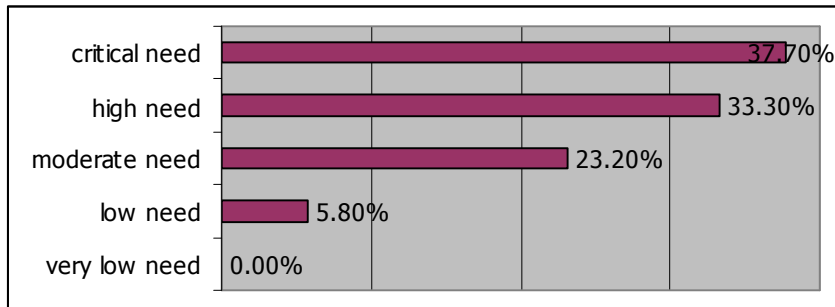
Question 41: Other Public Service Needs

Total	15	
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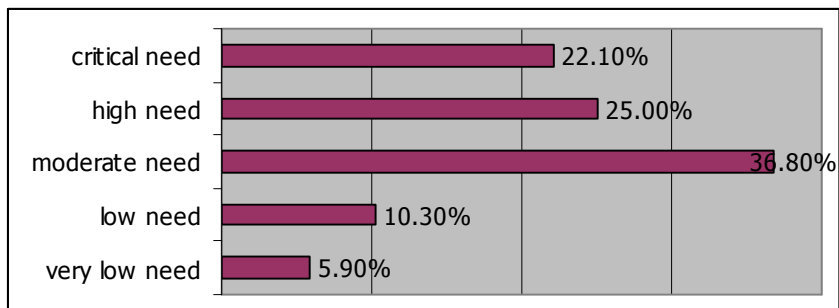


Economic Development Needs

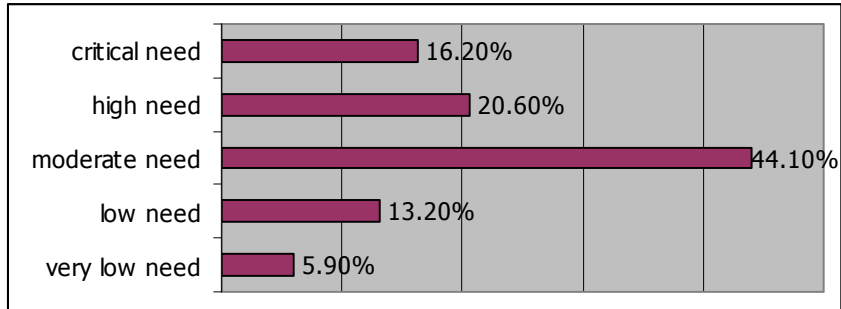
Question 42: Job Development/Creation



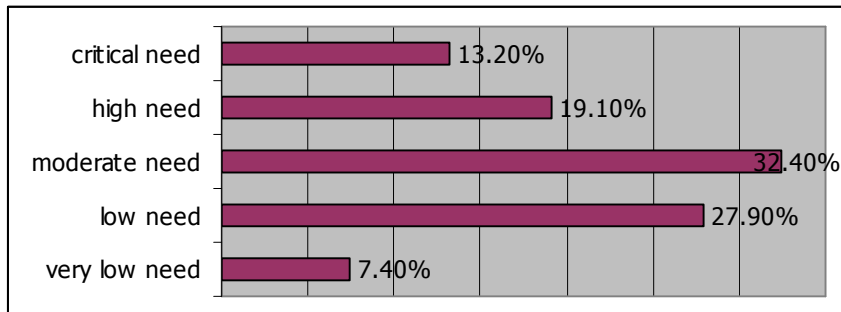
Question 43: Retail Development



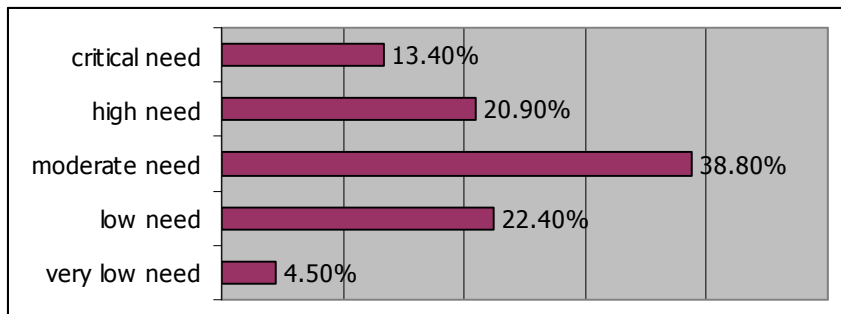
Question 44: Small Business Loans



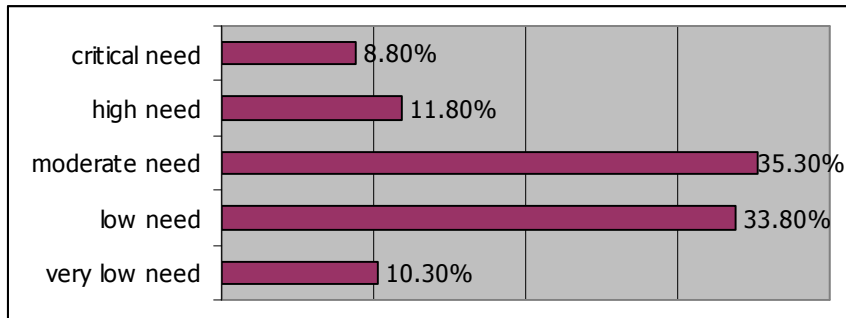
Question 45: Storefront Improvements



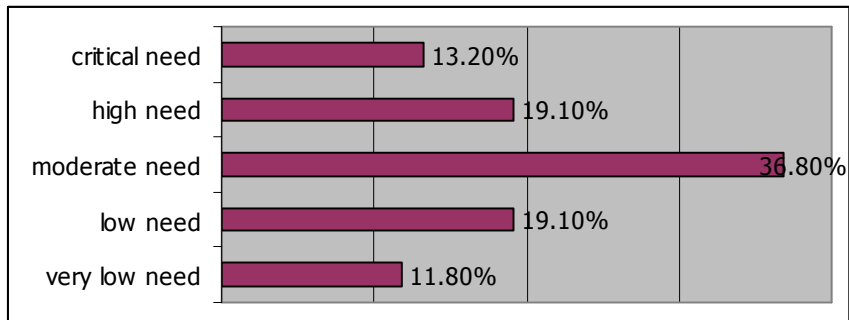
Question 46: Pollution/Property Cleanup



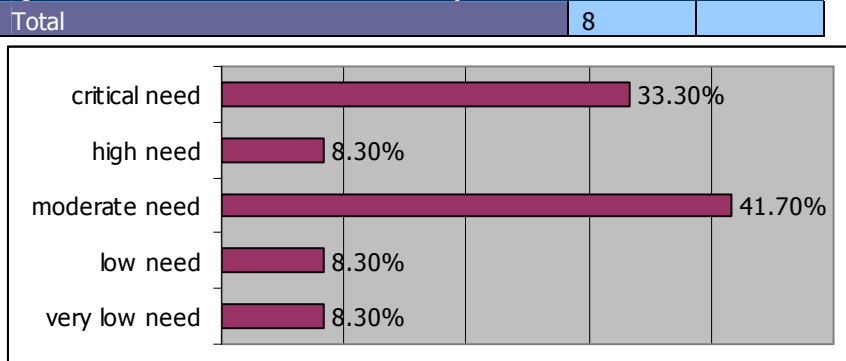
Question 47: Technical Assistance to Small Businesses



Question 48: Banking/Lending for Commercial Redevelopment

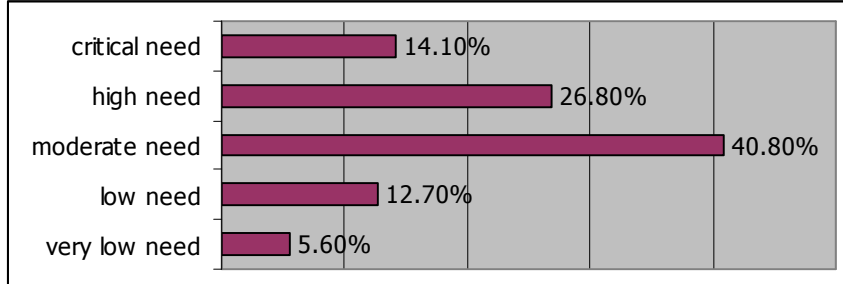


Question 69: Other Economic Development Need

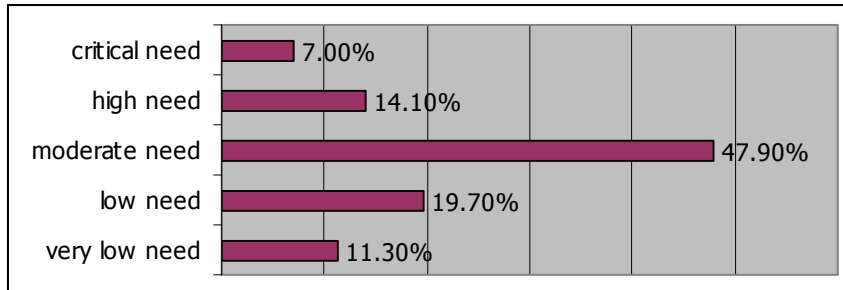


Homeless Needs

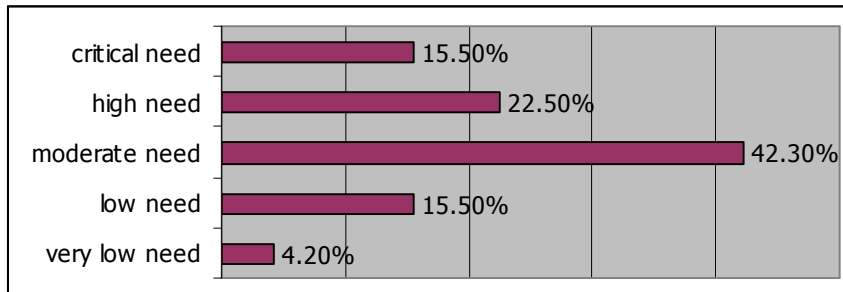
Question 51: Emergency Shelters for Families



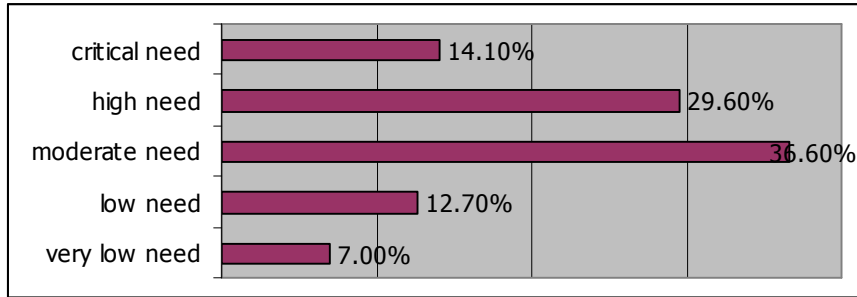
Question 52: Emergency Shelters for Men



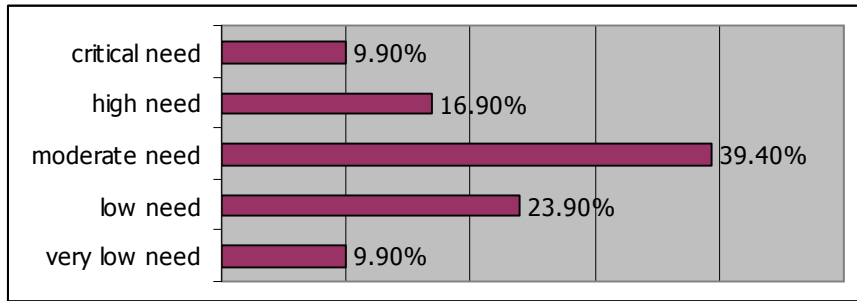
Question 53: Emergency Shelters for Women



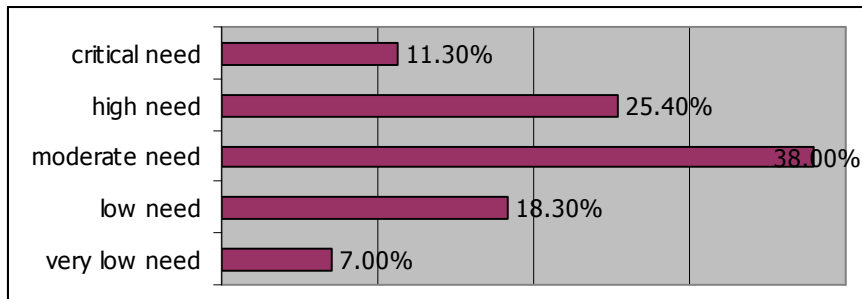
Question 54: Transitional Housing for Families



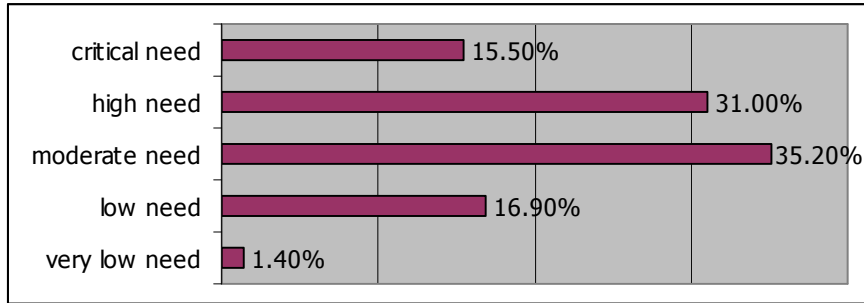
Question 55: Transitional Housing for Men



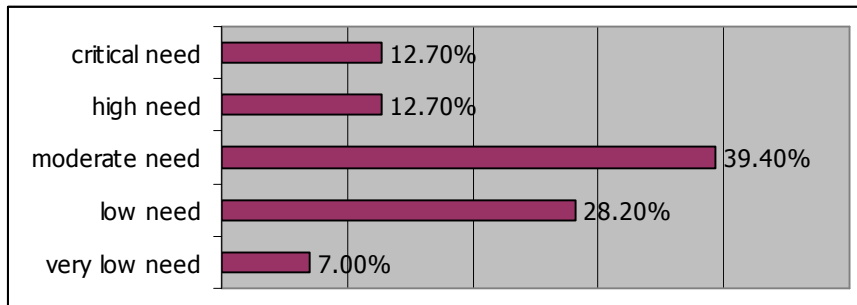
Question 56: Transitional Housing for Women



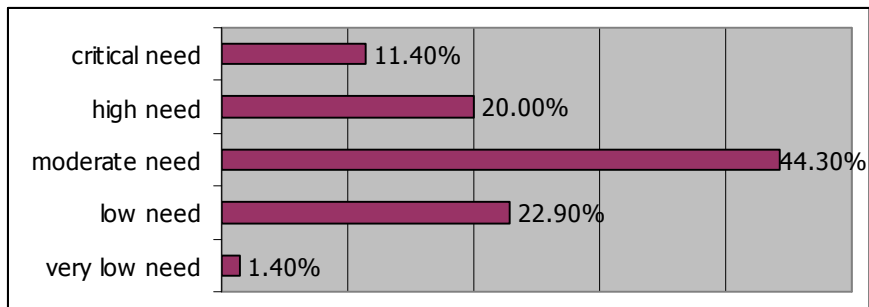
Question 57: Supportive Services for Families



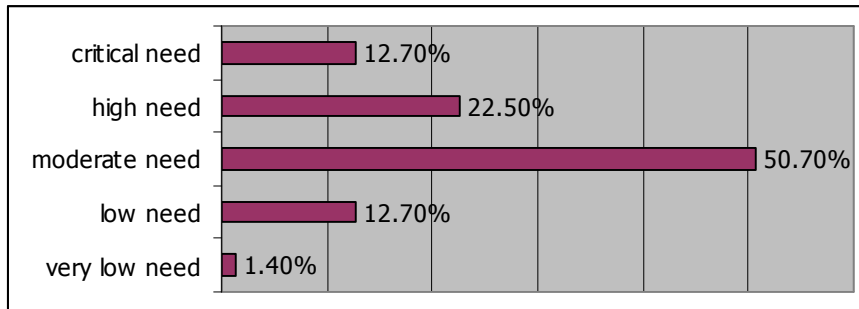
Question 58: Supportive Services for Men



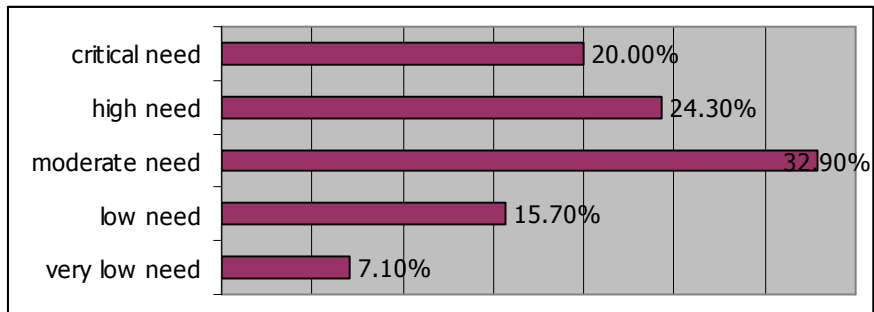
Question 59: Supportive Services for Women



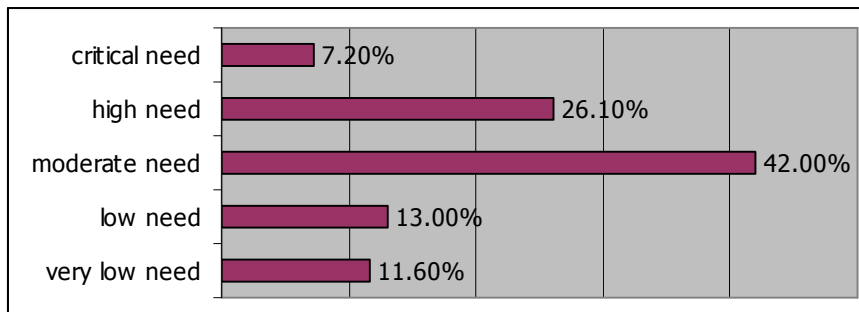
Question 60: Operations and Maintenance of Existing Facilities



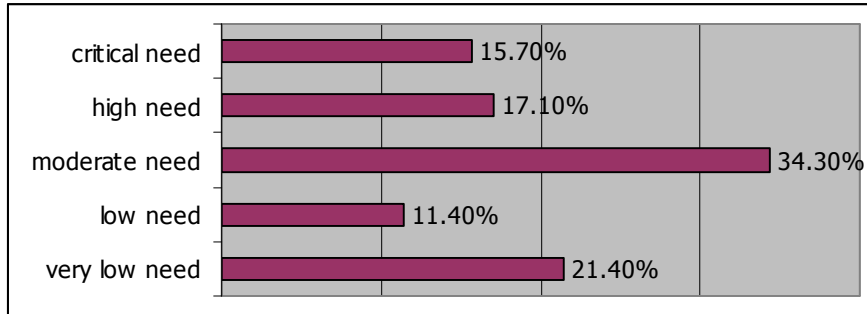
Question 61: Job Training for the Homeless



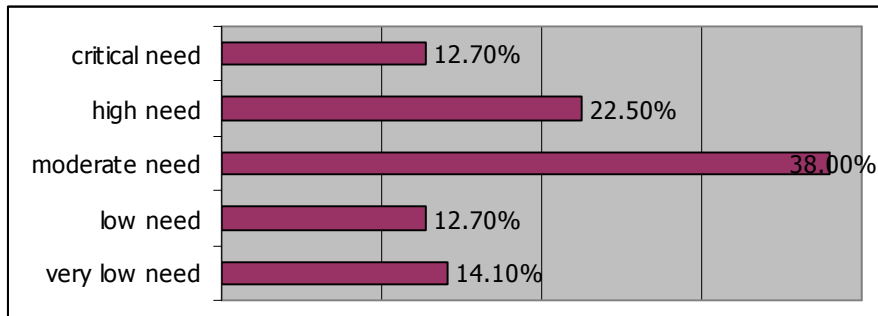
Question 62: Case Management



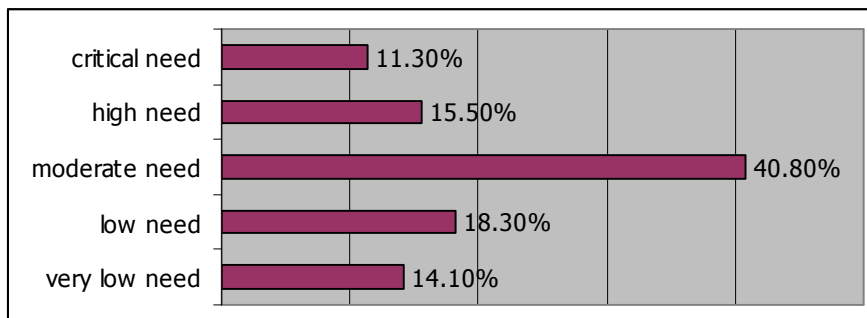
Question 63: Substance Abuse Treatment/Detox Facilities



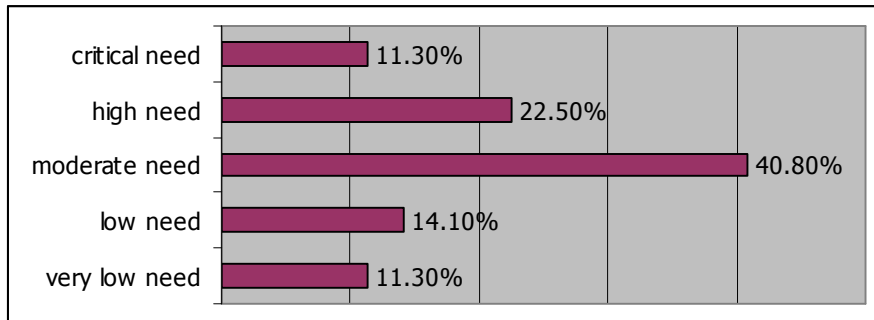
Question 64: Mental Health Care



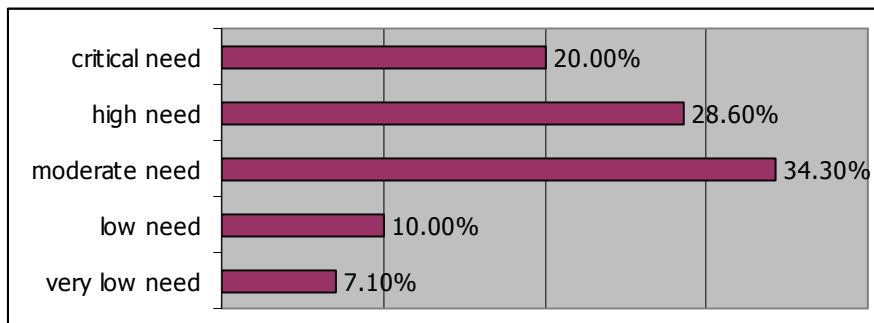
Question 65: Physical Health Care



Question 66: Housing Placement



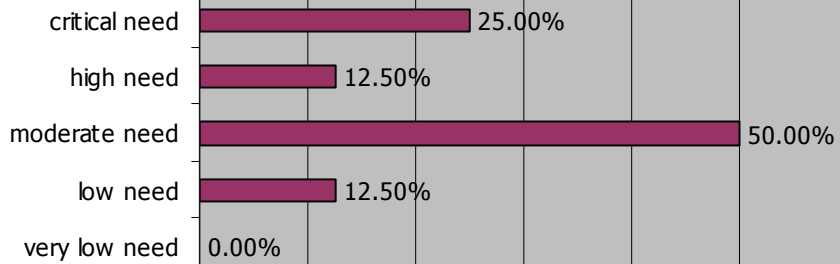
Question 67: Life Skills Training



Question 69: Other Homeless Needs

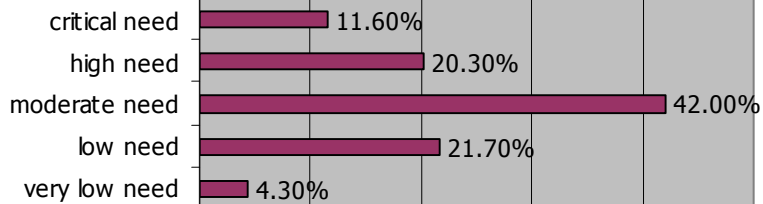
Total

8

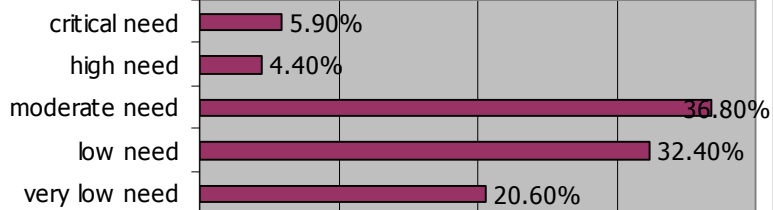


Special Needs Housing Needs

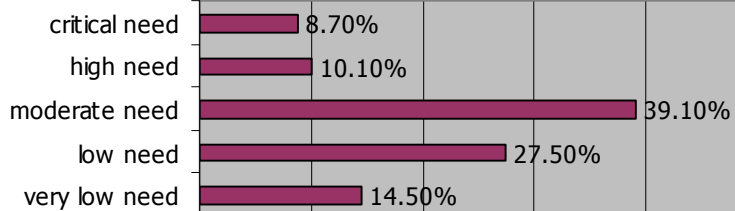
Question 70: Assisted Living



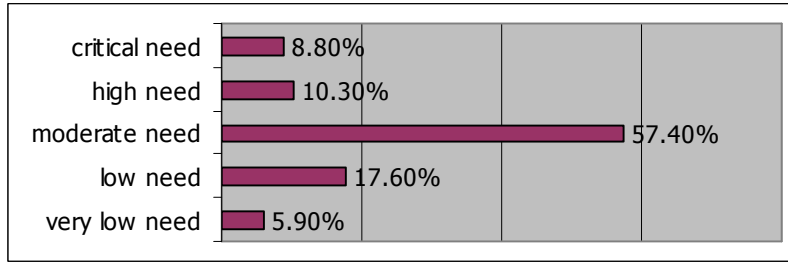
Question 71: Housing for Persons with HIV/AIDS



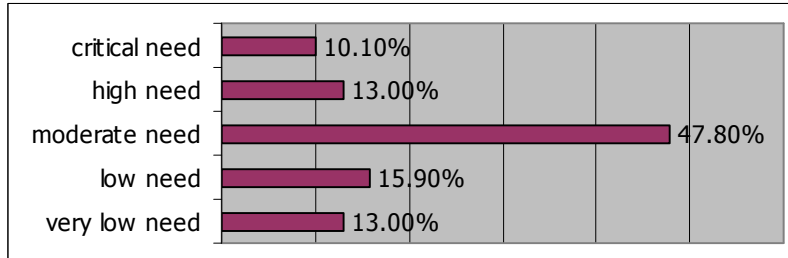
Question 72: Housing for Persons with Alcohol/Drug Addictions



Question 73: Housing for Persons with Developmental Disabilities

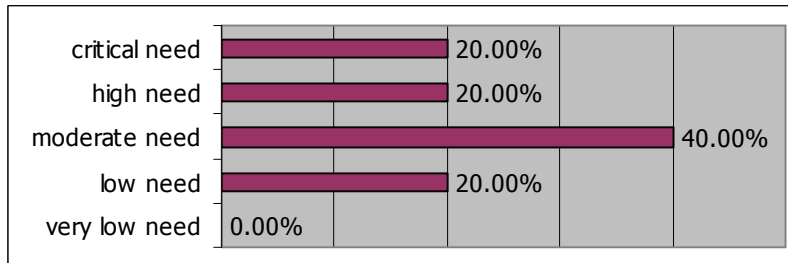


Question 74: Housing for Persons with Mental Illness



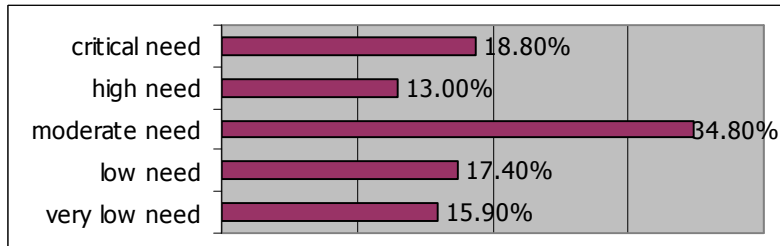
Question 76: Other Special Housing Needs

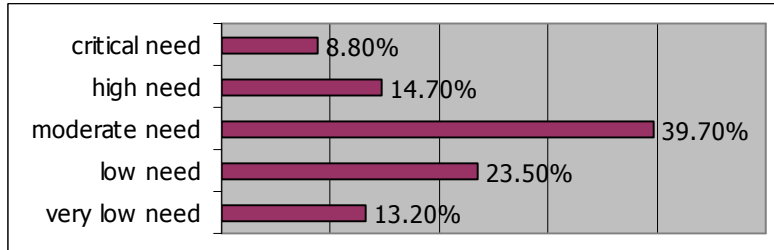
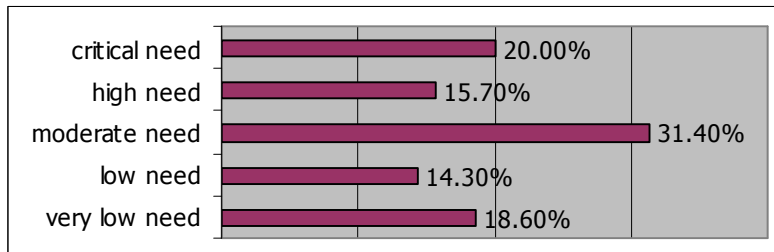
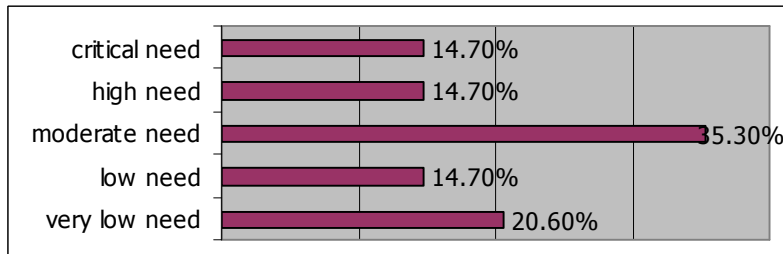
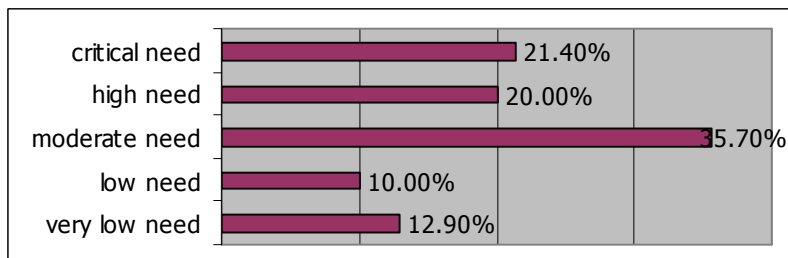
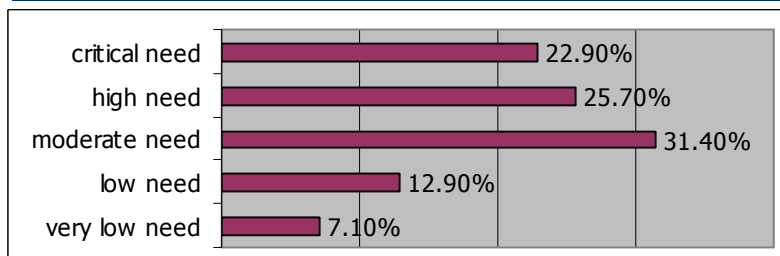
Total	10
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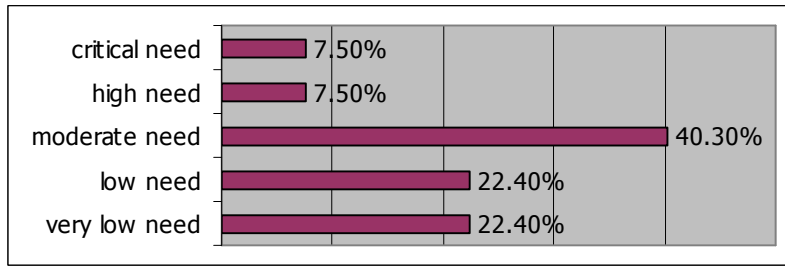
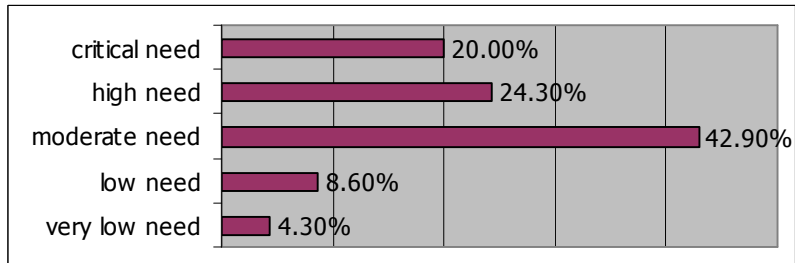
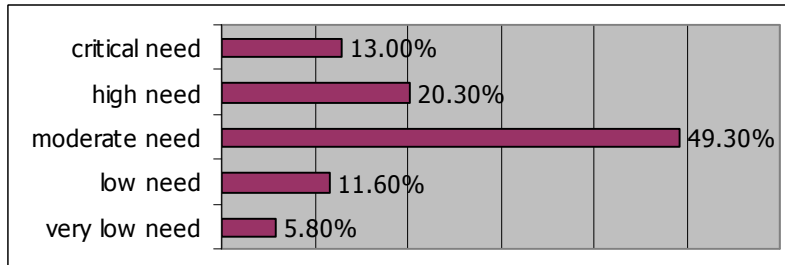
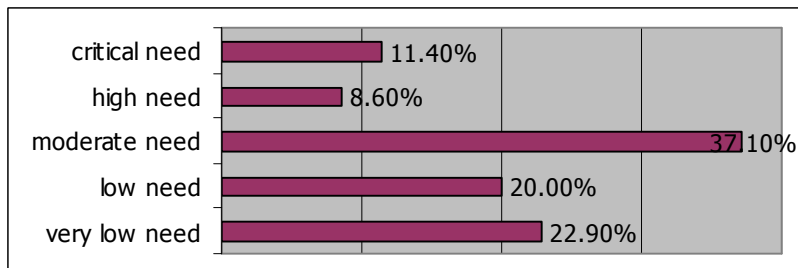


Rental Housing Needs

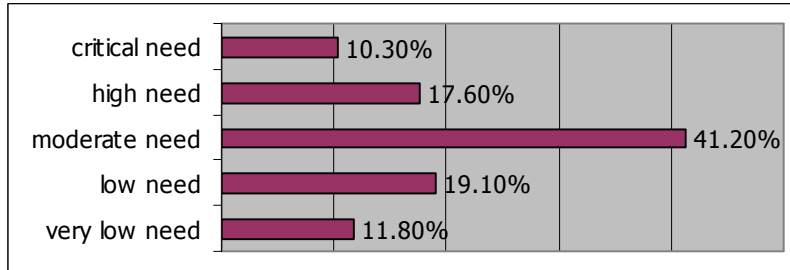
Question 77: Rehabilitation Assistance Under \$15,000



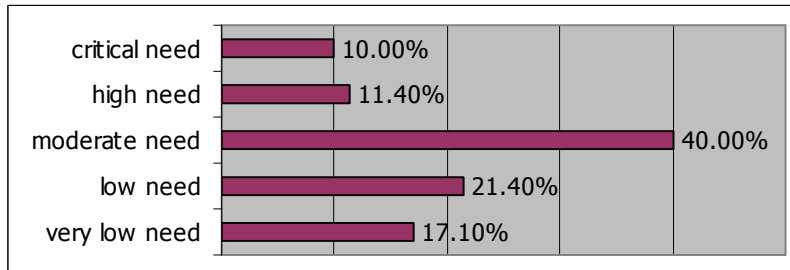
Question 78: Rehabilitation Assistance Over \$15,000**Question 79: Affordable New Construction****Question 80: Section 8 Rental Assistance****Question 81: Preservation of Existing Affordable Rental Units****Question 82: Energy Efficiency Improvements**

Question 83: Lead-Based Paint Screening/Abatement**Question 84: Rental Housing for the Elderly****Question 85: Rental Housing for the Disabled****Question 86: Rental Housing for Single Persons**

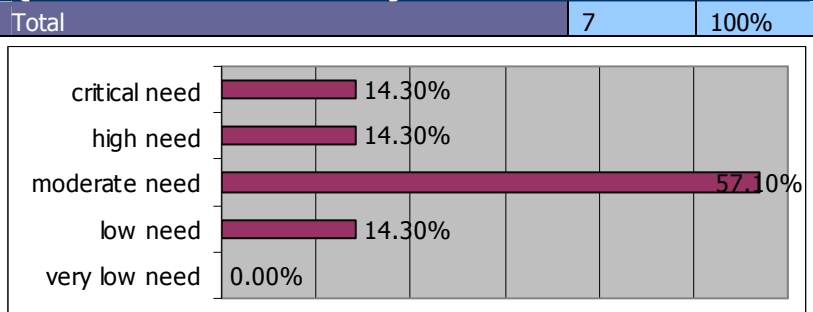
Question 87: Rental Housing for Small Families (2-4 persons)



Question 88: Rental Housing for Large Families (5 or more persons)

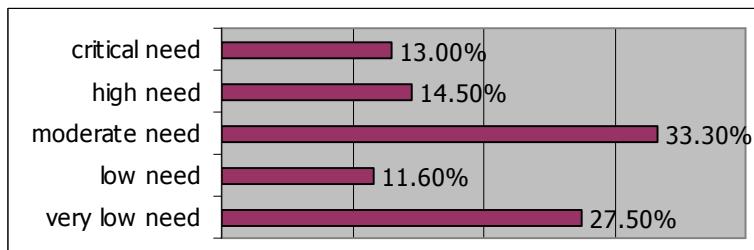


Question 90: Other Rental Housing Need

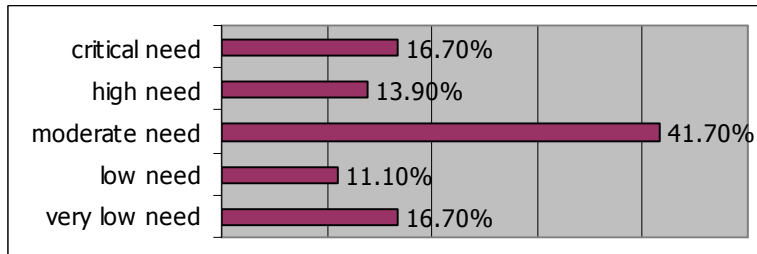


Ownership Housing Needs

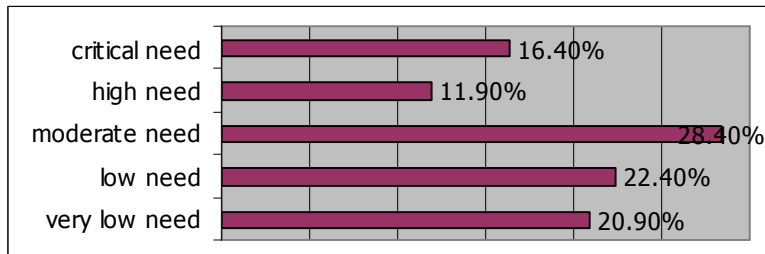
Question 91: Downpayment/Closing Cost Assistance



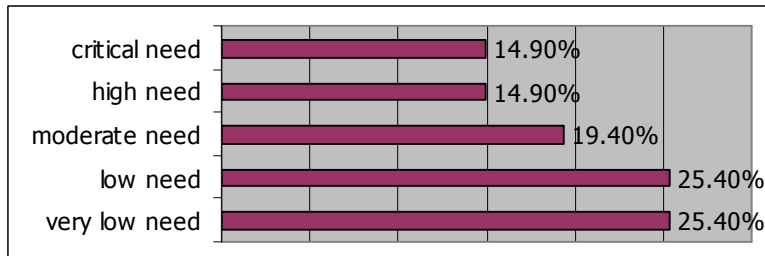
Question 92: Emergency Repair Grants Under \$5,000



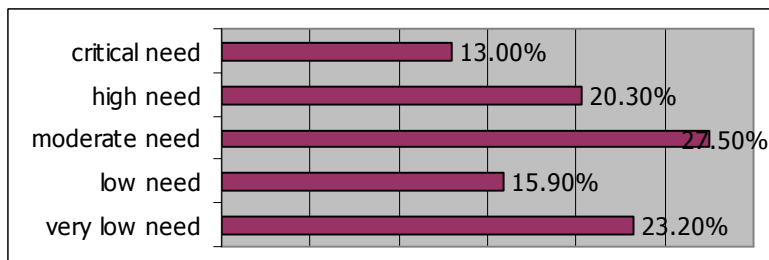
Question 93: Rehabilitation Assistance Under \$15,000

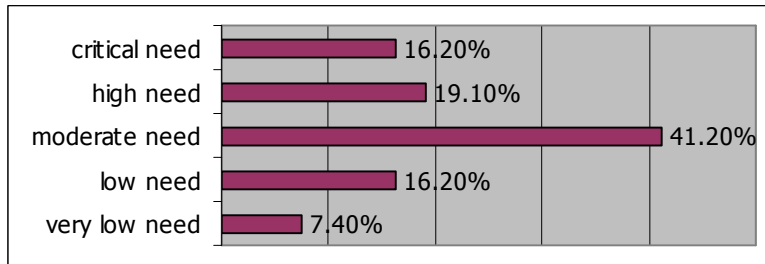
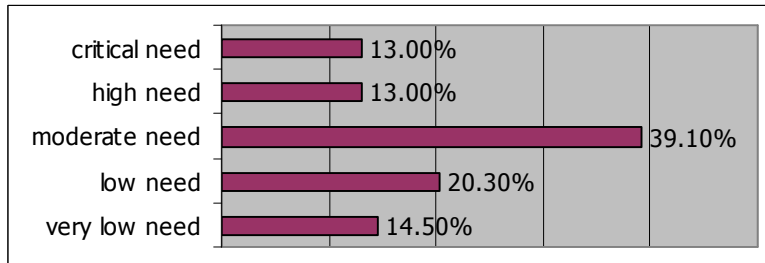
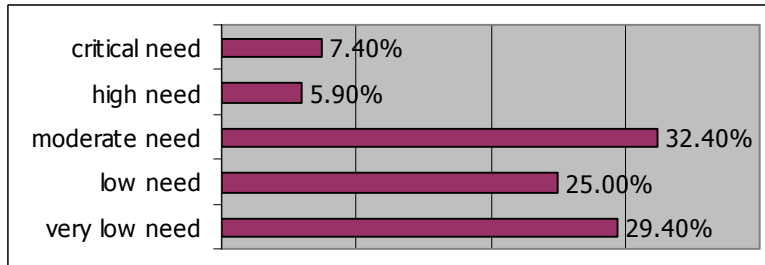


Question 94: Rehabilitation Assistance Over \$15,000

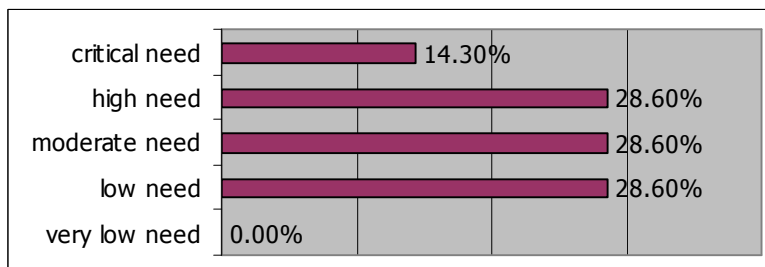


Question 95: Affordable New Construction



Question 96: Energy Efficiency Improvements**Question 97: Modifications for Persons with Disabilities****Question 98: Lead-Based Paint Screening/Abatement****Question 100: Other Ranking**

Total	7	
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THE CITY OF LODI



CITIZEN PARTICIPATION PLAN

MAY 6, 2009

PMC[®]

CITIZEN PARTICIPATION PLAN

I. INTRODUCTION

The City of Lodi is required by law to have a detailed Citizen Participation Plan, which contains the City's policies and procedures for public involvement in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds. This Citizen Participation Plan must be available to the public.

A. PURPOSE

The law requires that the Citizen Participation Plan both provide for and encourage public participation, emphasizing involvement by low- and moderate-income persons -- especially those living in low- and moderate-income neighborhoods. The U.S. Department of Housing and Urban Development (HUD) expects the City to take whatever actions are appropriate to encourage the participation of minorities, persons who do not speak English, and persons with disabilities.

B. THE ROLE OF LOWER-INCOME PERSONS

The law declares that the primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities, principally for low- and moderate-income persons.

Since the amount of federal CDBG funds that the City receives each year from HUD is based upon the level of both poverty and substandard housing conditions in Lodi, it is necessary that public participation genuinely involve lower-income residents who experience these conditions. Involvement by low- and moderate-income residents is encouraged at all stages of the process, including needs and activities determination and funding allocation.

C. THE CONSOLIDATED PLAN PROCESS

The policies and procedures in this Citizen Participation Plan relate to several stages of action mentioned in law or regulation. In general, these stages or events include the following:

1. Identification of housing and community development needs.

CITIZEN PARTICIPATION PLAN

2. Preparation of a draft use of funds for the upcoming year called the proposed Annual Action Plan. Initially and every five years thereafter, there will also be the development of a proposed new Five-Year Strategic Plan.
3. Formal approval by elected officials of a final Annual Action Plan and/or Five-Year Strategic Plan.
4. On occasion during the year, it might be necessary to change the use of the money already budgeted in an Annual Action Plan, or to change the priorities established in the Five-Year Strategic Plan. In that case a formal Substantial Amendment will be proposed, considered, and acted upon.
5. After a program year is complete a Consolidated Annual Performance and Evaluation Report (CAPER) must be drafted for public review and comment, and then sent to HUD.

II. CITIZEN PARTICIPATION

A. CITIZEN PARTICIPATION PLAN

The Citizen Participation Plan is designed to facilitate and encourage public participation in the Consolidated Plan process. In particular, the Citizen Participation Plan seeks to encourage the involvement of low- and moderate-income persons.

The law providing the funds covered by this Citizen Participation Plan calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, Lodi will use the following procedures for the adoption and any subsequent changes to its Citizen Participation Plan:

- Public notice in the *Lodi News-Sentinel* newspaper and on the City's website at least 14 days in advance of a 30-day public comment period;
- During a 30-day public review and comment period, the document will be available for review at the following locations:
 - Lodi City Hall; and
 - The City's website (www.lodi.gov).

CITIZEN PARTICIPATION PLAN

Copies of the document will be available to the public free of charge within five days of a request.

- A public hearing will be held before the City Council.
- Adoption by a majority vote of the Lodi City Council.

Any change in the public participation process as outlined in this document will require an amendment to the Citizen Participation Plan. Any amendments will require the same steps as noted above: public notice, public review, a public hearing, and City Council adoption.

B. CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

The Consolidated Plan is a five-year plan that identifies the needs of low- and moderate-income persons and areas of the City and sets forth a five-year strategy to address those needs. The Action Plan identifies the specific needs to be addressed each year based on the priorities established in the Consolidated Plan's five-year strategy. The following steps outline the opportunities for public involvement in the Consolidated Plan and Annual Action Plan:

1. Preparation

In order to identify the needs of low- and moderate-income persons and areas of the City, priorities must be set in order to decide which needs should get more attention and more resources than other needs. In order to solicit community input, which is essential to determining these needs and priorities, the City will:

- Consult with local public agencies that assist low- and moderate-income persons and areas, including City staff, State and federal agencies, neighboring local governments, and regional agencies.
- Consult with private agencies, including local non-profit service providers and advocates such as the local public housing agency, health agencies, homeless service providers, non-profit housing developers, social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.).
- Publicly notice and conduct a public meeting to solicit input on needs and priorities.

In addition, the City will issue a Notice of Funding Availability (NOFA) included as part of its public notice for the community meeting for the Annual Action Plan. The notice will identify the amount of CDBG funds available local agencies with CDBG-

CITIZEN PARTICIPATION PLAN

eligible activities, if applicable. Technical assistance workshop(s) regarding the funding process will be provided to interested organizations.

- Develop an assessment of needs in Lodi as well as a strategic plan to address those needs.
- Publicly notice a 30-day review and comment period where a complete draft of the Consolidated Plan and/or Annual Action Plan will be made available to the public.
- Conduct a public hearing before the Mayor and City Council prior to adoption of the Consolidated Plan and/or Annual Action Plan.

2. Adoption

As noted above, the City will provide several opportunities for citizen involvement in the Consolidated Plan process prior to adoption. These include:

- Published notice of a public meeting in the local newspaper, the *Lodi News-Sentinel*, and on the City's website at least 14 days in advance of the meeting.
- A public meeting on needs and priorities for the Consolidated Plan/Annual Action Plan.
- A public notice announcing the 30-day review and comment period and public hearing for the Draft Consolidated Plan and/or Draft Annual Action Plan in the *Lodi News-Sentinel*, at City Hall, and on the City's website. The notice will list the locations where the document(s) will be available for review and the notice will be posted prior to the start of the comment period.
- The Draft Consolidated Plan and/or Draft Annual Action Plan will be available at the following locations in Lodi:
 - Lodi City Hall; and
 - The City's website (www.lodi.gov).

The Draft Consolidated Plan and/or Draft Annual Action Plan will be made accessible to persons with disabilities upon request. In addition, a reasonable number of free copies will be provided to citizens or groups requesting copies the document(s).

- A public hearing before the Mayor and Lodi City Council prior to adoption of the Consolidated Plan and/or Annual Action Plan.

CITIZEN PARTICIPATION PLAN

- In preparing the Final Consolidated Plan and Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final documents will have a section that presents all comments, and explains why any comments were not accepted.
- At the end of the 30-day comment period, the City Council will consider adoption of the Consolidated Plan and Annual Action Plan. The documents will be adopted by a majority vote of the Lodi City Council at a publicly noticed meeting of the Council.

3. Amendments

The Consolidated Plan or Annual Action Plan will be amended anytime there is a change in one of the priorities presented on the HUD-required Priority Table; a change in the use of money to an activity not mentioned in the final Annual Action Plan; or, a change in the purpose, location, scope, or beneficiaries of an activity (described more fully later). The public will be notified whenever there is a “substantial” amendment as defined below:

- A change in the use of CDBG funding, of more than 15 percent of the total grant amount, from one activity to another (i.e., “reprogramming” of CDBG funds).
- Funding of an activity type not described in the Annual Action Plan.
- Changing the priorities contained in the Five-Year Strategic Plan of the Consolidated Plan.
- Increasing or reducing the amount allocated to an activity by more than 25 percent, except when the activity must be dropped due to circumstances beyond the City’s control (e.g., a subrecipient elects not to do an activity).
- A change in the purpose, location, scope, or beneficiaries of an activity:
 - The activity will no longer principally benefit the targeted population as identified in the Action Plan (e.g., senior citizens in certain areas, low and moderate income homeowners, residents of x neighborhood instead of y neighborhood).
 - The activity will no longer address the low and moderate income need identified in the Action Plan or the activity ceases to address the elimination of slums and blight as identified in the Action Plan.

CITIZEN PARTICIPATION PLAN

- The activity location of an area-benefiting activity changes so that the completed activity will principally serve beneficiaries other than those originally intended.
- The scope of the activity has increased to the point where its completion with project funds would result in the inability to carry out another approved activity, or would necessitate reducing the scope of another activity to a point where it would not accomplish its intended purpose.

There must be reasonable notice of a proposed Substantial Amendment so that residents will have an opportunity to review it and comment on it. Notice will be made according to the procedures described earlier in this Citizen Participation Plan, with the addition of the following procedures specifically for Substantial Amendments:

- There will be 14 days advance notice of and availability of a proposed Substantial Amendment before there is a public hearing about it.
- A written description of the proposed Substantial Amendment will be made available to the public at no cost within five working days of a request. Also, copies will be available at the locations indicated in this Citizen Participation Plan under "Public Access to Information".
- There will be a public hearing regarding the proposed Substantial Amendment. This public hearing will not take place until the public has had 30 days to review the proposed Substantial Amendment.
- In preparing a Final Substantial Amendment, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The Final Substantial Amendment will have a section that presents all comments, plus explanations why any comments were not accepted.

C. CONSOLIDATED ANNUAL PERFORMANCE REPORT

Every year, the City of Lodi must submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the close of the program year. In general, the CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited low- and moderate-income people. The following steps outline the opportunities for public involvement in the CAPER:

CITIZEN PARTICIPATION PLAN

- Public notice will be made according to the procedures described later in this Citizen Participation Plan. The public notice will identify a 15-day public review and comment period for the CAPER.
- During the 15-day public review period, the document will be available for review at the following locations:
 - Lodi City Hall; and
 - The City's website (www.lodi.gov).
- Careful consideration will be given to all written comments submitted by the public. These comments will be addressed in the CAPER.
- The CAPER will be adopted by a majority vote of the Lodi City Council at a publicly noticed meeting.

III. PUBLIC NOTICE

A. PUBLIC NOTICE REQUIREMENTS

There shall be advanced public notice once a federally required document is available, such as the Proposed Annual Action Plan or Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

In addition, there shall be advanced public notice of all public hearings and all public meetings such as the City Council and other City committee and commission meetings relating to the funds or planning process covered by this Citizen Participation Plan.

B. "ADEQUATE" PUBLIC NOTICE

Adequate advance notice is "timely"; it is given with enough lead-time for the public to take informed action. The amount of lead-time can vary, depending on the event. The content of notices will give residents a clear understanding of the event being announced.

C. FORMS OF PUBLIC NOTICE

CITIZEN PARTICIPATION PLAN

Lodi City staff will ensure adequate advance notice of all public meetings and hearings. Adequate noticing will include:

- Printing notices in the *Lodi News-Sentinel* at least 14 days prior to the public meetings and hearings.
- Posting notices at City Hall.
- Posting notices on Lodi's website (www.lodi.gov).

IV. PUBLIC HEARINGS

Public hearings are required by law in order to obtain the public's views, and to provide the public with the City's responses to public questions and proposals.

The law requires public hearings at all stages of the process, including at least one hearing about community needs, one public hearing to review proposed uses of funds, and one public hearing to assess how funds were spent during the previous program year.

Public hearings will be held only after there has been adequate notice as described in the Public Notice part of this Citizen Participation Plan 14 days prior to the public hearing. Public hearings will usually be held in the evening at a time convenient to most residents, especially those who might benefit from the use of funds.

Public hearings may be held at the City Council Chambers or other public facility which is accessible by public transportation and accessible to all persons. The final approval and adoption of the Annual Action Plan, Five-Year Strategic Plan, and CAPER will be conducted at City Hall. All of these locations must be accessible to people with disabilities, and provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. Translators will also be provided for people who do not speak English when requests are made at least five working days prior to a hearing.

V. PUBLIC ACCESS TO INFORMATION

As required by law, the City of Lodi will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. The City will also provide reasonable public access to records about any uses of these funds during the previous five years.

CITIZEN PARTICIPATION PLAN

Also, as required by law, the City will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds (such as City Council meetings, Planning Commission meetings, and other City committee and commission meetings, etc.)

A. CONSOLIDATED PLAN DOCUMENTS

Consolidated Plan documents include the Annual Action Plans, the Five-Year Consolidated Plan, and Consolidated Annual Performance Evaluation Report (CAPER) as well as substantial amendments to either the Annual Action Plan or the Five-Year Strategic Plan, Consolidated Annual Performance and Evaluation Reports, and the Citizen Participation Plan.

B. AVAILABILITY OF CONSOLIDATED PLAN DOCUMENTS

In the spirit of encouraging public participation, copies of Consolidated Plan documents will be provided to the public at no cost and within one week of a request. These materials will be available in a form accessible to persons with disabilities, when requested.

C. LOCATION OF DOCUMENTS

Consolidated Plan documents will also be available at the following locations during their respective review periods:

- City Hall -- 221 W. Pine St. -- (209) 333-6800
- The City's website, at www.lodi.gov

Copies of the final and draft versions of the documents will be available at City Hall.

VI. TECHNICAL ASSISTANCE

City staff will work with organizations and individuals representative of low- and moderate-income people who are interested in submitting a proposal to obtain funding for an activity. All potential applicants for funding are encouraged to contact City staff for technical assistance before completing a proposal form.

CITIZEN PARTICIPATION PLAN

Specifically, the City of Lodi will provide up to 20 hours per year of technical assistance to organizations that represent low- and moderate-income persons. This technical assistance may include:

- Publishing instructions on how to fill out forms/applications;
- Conducting workshops to explain: (1) the process for submitting proposals and (2) federal and local requirements;
- Providing comments and advice on the telephone or in meetings; and
- Reviewing and commenting on draft proposals.

The City will also provide ongoing assistance to CDBG-funded agencies as needed to help them maintain their eligibility for full funding. The City may provide additional (beyond 20 hours) technical assistance if, in the opinion of the City Manager, staff time is available.

VII. COMMENT AND COMPLAINT PROCEDURES

The City of Lodi will provide a period of at least thirty (30) days to receive comments on the draft Consolidated Plan and on any substantial amendments. The 30-day period may start on the date the document is available to the public. The City must also provide public notice regarding the availability of documents and the dates of the 30-day comment period.

For performance reports, the City will provide at least fifteen (15) days to receive public comments.

The City will consider all comments received. The City will respond to all complaints, in writing, within fifteen (15) days. All comments and responses will be attached to each document.

VIII. ACCOMMODATION OF PERSONS WITH SPECIAL NEEDS

The City complies with the Americans with Disabilities Act, and will make accommodations for persons with special needs. Public hearings may be held at the City Council Chambers or other public facility which is accessible by public transportation and accessible to all persons. The final approval and adoption of the Annual Action Plan, Five-Year Strategic Plan, and CAPER will be conducted at City Hall. All of these locations must be accessible to people

CITIZEN PARTICIPATION PLAN

with disabilities, and provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. Translators will also be provided for people who do not speak English when requests are made at least five working days prior to a hearing.

IX. ANTI-DISPLACEMENT

If, as a result of a program activity, any residential displacement and relocation must occur, the City of Lodi ensures that it will develop an Anti-Displacement and Relocation Plan in connection with that project in accordance with federal regulations. Specifically, the City will comply with the anti-displacement and relocation requirements of the Uniform Relocation Act and the Housing and Community Development Act of 1974, as amended, and implementing regulations at 24 CFR Part 42.

X. GLOSSARY

Annual Action Plan: This document allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG program. It is submitted to HUD 45 days prior to the start of the City's fiscal year and is developed in accordance with federal regulations (24 CFR Part 91).

Program Year: The "program year" chosen by the City of Lodi is July 1st through June 30th, which is the same as the City's fiscal year.

Citizen Participation Plan: This plan is prepared to facilitate and encourage public participation and involvement in the Consolidated Plan process and the City's CDBG program, especially by low and moderate-income persons. The plan identifies the public participation requirements as identified by federal regulations (24 CFR Part 91).

Community Development Block Grant (CDBG) Program: This is a federal grants program administered by the U.S. Department of Housing and Urban Development (HUD). The program allocates money to eligible cities and counties throughout the nation to assist low and moderate-income households and neighborhoods. The grant program may be used for such activities as housing rehabilitation, affordable housing assistance, community services, and community development activities such as the construction or rehabilitation of community facilities and economic development.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress in carrying out the Consolidated Plan and Annual Action Plan. The

CITIZEN PARTICIPATION PLAN

report is prepared annually by the City in accordance with federal regulations (24 CFR Part 91). It is due to HUD no later than 90 days after the end of the City's fiscal year.

Consolidated Plan: This document serves as the City's application for CDBG funds and sets forth the priorities and strategies to address the needs of primarily low and moderate-income persons and areas in the City. It typically covers a five or three-year time period. It is submitted to HUD 45 days prior to the start of the City's fiscal year and is developed in accordance with federal regulations (24 CFR Part 91).

Consolidated Plan Documents: These include the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

Low and Moderate-Income Households: These are households earning less than 80 percent of the area median income. They are broken down into the following income designations

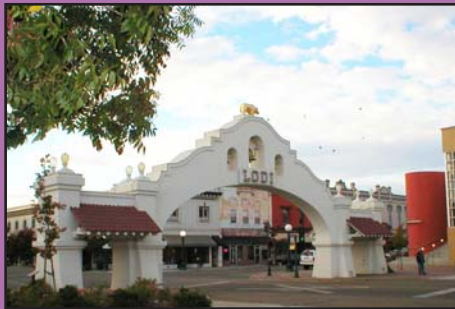
- **Extremely Low-Income:** households with incomes less than 30 percent of the area median family income, adjusted for household size.
- **Low-Income:** households with incomes between 31 and 50 percent of the area median family income, adjusted for household size.
- **Moderate-Income:** households with incomes between 51 and 80 percent of the area median family income, adjusted for household size.

Low and Moderate-Income Neighborhood: In general, this is defined a census tract(s) or block group(s) where a minimum of 51 percent of the residents have low or moderate-incomes (i.e., not exceeding 80 percent of the area median family income).

Median Family Income (MFI): HUD surveys major metropolitan areas annually to development an index of median family income by household size. Most CDBG-funded activities and programs must benefit primarily the lower and moderate-income households.



THE CITY OF LODI



2009-10 ANNUAL ACTION PLAN

MAY 6, 2009

PMC[®]

EXECUTIVE SUMMARY

The 2009-10 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Lodi. It is the first portion of the implementation of the five-year Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by the Neighborhood Services Division in the Community Development Department.

The City anticipates receiving \$743,500 from the federal Community Development Block Grant (CDBG) program. The City also plans to meet its community development and housing needs by applying for other grant funding sources, including HOME and CalHome funds available through the California Department of Housing and Community Development.

City staff encouraged citizen participation throughout the joint Consolidated Plan and Action Plan process. This included consulting local organizations, holding public meetings, an online survey, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

OBJECTIVES

The City's key objectives for the 2009-10 funding period include the following:

- Provide housing programs that preserve the quality and affordability of ownership housing stock for target-income households;
- Support community organizations in making improvements to their facilities;
- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target-income residents, especially seniors and youth; and
- Improve public facilities and infrastructure in target areas.

OUTCOMES

The City's housing outcomes for this planning period are primarily directed at providing funding for land acquisition to an affordable housing developer. This will provide 60-80 senior housing units. Funding will come through previous allocations of CDBG and HOME funds through the Urban County.

The City will also fund improvements to the LOEL Senior Center for their kitchen renovation, as well as provide funds for infrastructure projects in the City's target areas.

The City received applications for nine public service programs, and plans to fund the following:

- Spay/Neuter Program, which offers free spay/neuter services to cats and pit bull dogs owned by low-income households, as well as to feral cats;
- Graffiti abatement on public property located in the City's target areas;
- San Joaquin Fair Housing, which provides fair housing services; and
- Second Harvest Food Bank, which provides food assistance to needy families.

In addition, the City received twelve applications for housing or community development capital projects, and plans to fund the following:

- Alley drainage improvements through the Public Works Department;
- Blakely Park swing area surface replacement;
- Graffiti abatement on private property;
- LOEL Senior Center kitchen renovation, so the Center can begin preparing senior meals on-site.

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an Annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2009 and June 30, 2010.

The major objectives of activities undertaken during the 2009-2010 funding year will be to:

- Provide housing programs that increase the number of housing units available to seniors, as well as provide minor rehabilitation assistance in the form of graffiti abatement;
- Improve public facilities in target areas;
- Increase the capacity of the LOEL Senior Center to prepare meals in-house in order to capitalize on other federal and state funding resources; and

- Assist community-based organizations with additional financing that allows them to provide services to target-income residents.

RESOURCES

Activity funding is obtained from the FY 2009-10 anticipated allocation of about \$743,500. The City does not anticipate receiving any program income during this timeframe.

The City will also continue to explore other sources of funding for housing and community development activities, including HOME and CalHome grants for downpayment assistance and housing rehabilitation. The City will continue to use program income received from CDBG grant awards through the San Joaquin Urban County, and will finish ongoing projects funded through the Urban County.

ACTIVITIES TO BE UNDERTAKEN

The activities to be undertaken during fiscal year 2009-10 are summarized in Table 1. For each activity, the one-year accomplishment and the amount of CDBG funding allocated are identified. All activities identified are expected to be completed no later than June 30, 2010.

The City continued to utilize a rating tool in making project recommendations. Consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. The rating system also took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application. Project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

TABLE 1
PROPOSED CDBG ACTIVITIES AND PROJECTS:
FISCAL YEAR 2008-09

Goal	Activity Name	Activity Description	Output	Funding
Housing				
	Affordable Housing Land Acquisition	Assist a non-profit developer to acquire land for an affordable senior development.	60 units of affordable housing	\$1.2 million (Urban County funds)
	Graffiti Abatement – Private Property	Remove graffiti on private property by painting over it or pressure-washing it.	350 instances addressed	\$40,000
Public Facilities				
	LOEL Senior Center Kitchen Renovation	Complete a commercial kitchen renovation to allow meal preparation in-house.	1 public facility imp. completed	\$208,517
	Alley Drainage Improvements	Reconstruct one alley to improve drainage.	1 public facility imp. completed	\$232,000
	Blakely Park Swing Area Surface Replacement	Replace the swing area playground surface at Blakely Park.	1 public facility imp. completed	\$28,000
Public Services				
	Graffiti Abatement – Public Property	Remove graffiti on public property by painting over it or pressure-washing it.	200 instances addressed	\$41,880
	Second Harvest Food Bank	Provide food assistance to low-income families.	6,500 persons served	\$10,000
	San Joaquin Fair Housing	Provide fair housing assistance and education.	119 households provided education	\$19,403
	Spay/Neuter Program	Provide free spay/neuter services to feral cats and pets of low-income pet owners.	215 households	\$15,000
Planning and Administration				
PA-1	Planning Administration and	Provide general administration of the CDBG program, including all planning and reporting activities.	1 year of program administration	\$148,700

Housing Activities

Affordable Housing Land Acquisition

The City will provide funding to a non-profit housing develop to purchase land for an affordable senior housing development.

Output: 60 units constructed

Outcome Category: Affordability for the purpose of providing decent affordable housing

Goals Addressed:

Funding: \$1.2 million (prior-year funding through the San Joaquin Urban County)

Graffiti Abatement – Private Property

The Graffiti Abatement Program will remove graffiti on private properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to maintain the housing stock and preserve neighborhood property values.

Output: 350 instances of graffiti removed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed:

Funding: \$40,000

Public Facilities

LOEL Senior Center Kitchen Renovation

Renovate and expand the current LOEL kitchen to commercial kitchen standards, so that LOEL can take over daily senior meal preparation for north San Joaquin County. Ongoing funding for meals will be provided through state and federal sources.

Output: 1 public facility improved

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed:

Funding: \$208,517

Alley Drainage Improvements

Reconstruct one alley to increase accessibility and drainage. Storm drain facilities will be added and the alley will be resurfaced.

Output: 1 public facility improvement completed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed:

Funding: \$232,000

Blakely Park Swing Area Resurfacing

Resurface the Blakely Park swing area to lengthen the life of the surfacing.

Output: 1 public facility improvement completed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed:

Funding: \$28,000

Public Services

Graffiti Abatement – Public Property

The Graffiti Abatement Program will remove graffiti on public properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to preserve neighborhood property values.

Output: 350 instances of graffiti removed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed:

Funding: \$41,880

Second Harvest Food Bank

Provide funding to Second Harvest Food Bank to purchase foods that are not typically donated to the food bank (e.g., meat and dairy products).

Output: 6,500 persons provided assistance

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed:

Funding: \$10,000

San Joaquin Fair Housing

San Joaquin Fair Housing provides fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.

Output: 1,431 persons assisted

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed:

Funding: \$19,403

Spay/Neuter Program

Offer a spay/neuter program for feral cats trapped and released in target areas and pets (cats and pit bulls) owned by low-income households.

Output: 214 persons assisted

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed:

Funding: \$15,000

Planning and Administration Activities

Planning and Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

Output: Administration of the CDBG program, staff members trained as necessary

Objective: Full compliance with all applicable CDBG and federal regulations and maintenance of a successful and innovative program.

Goals Addressed: PA-1

Funding: \$148,700

Non-CDBG 2009-10 Housing Assistance Activities

Neighborhood Stabilization Program (non-CDBG funds)

In addition to the two housing programs described above, the City will assist in acquiring, rehabilitating, and renting or reselling foreclosed homes to affordable buyers. About 7 units are anticipated to be purchased.

2008-09 Objective: 5 units sold to low- and moderate-income households; 2 units made available as affordable rental housing

Outcome: Affordability for the purpose of providing decent affordable housing

Goals Addressed:

Funding: \$ 578,000 NSP

Geographic Distribution

Geographic distribution is predicated, for the most part, on the nature of the activity to be funded. Figure 1 shows the proposed projects to be funded in program year 2009-10 in relation to the City's target areas. Not all of the activities funded through the CDBG program are shown in Figure 1, since some are community-wide.

Minority Distribution

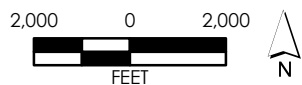
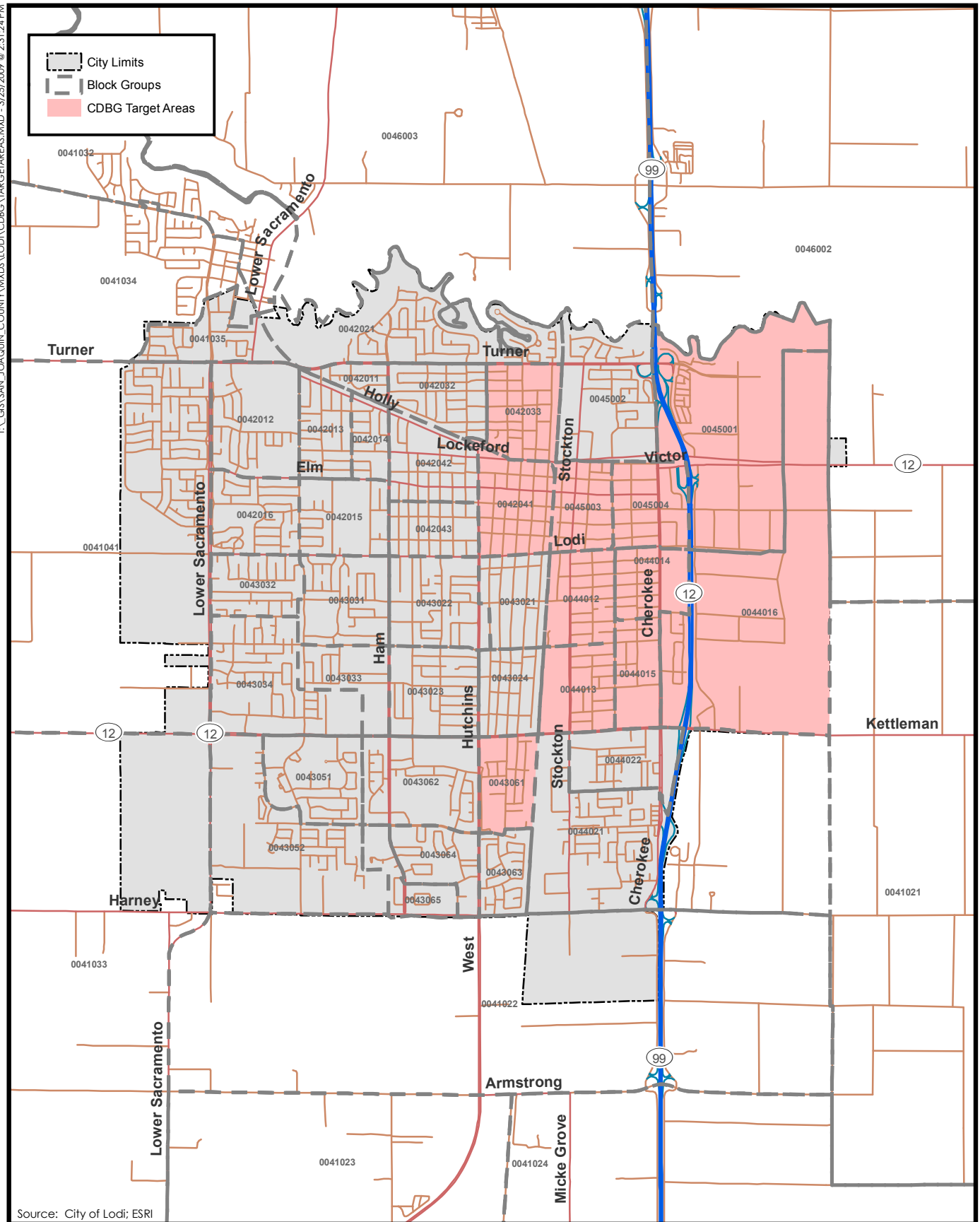
The City of Lodi strives to make all of its programs available to eligible target-income residents regardless of sex, race, religious background, or disability. As a result, many programs, including housing rehabilitation, emergency repair, fair housing, employment, youth, and senior services, will be available to residents citywide. Programs with a specific location, such as the LOEL Senior Center, are located in areas with varying levels of minority concentration. Table 1 details the proposed projects for the City of Lodi; of these, the majority are available on a citywide basis.

A racial/ethnic concentration is considered to exist when a racial/ethnic group's percentage in a certain area is greater than that of the group's overall population percentage in the community. A high concentration is present when the group's population in an area is double or more the group's percentage representation in the community.

There are nine areas of overall minority concentration in Lodi. Please see Figure 2.

These areas will benefit from programs administered at City Hall which are available to residents throughout the community. The majority of projects (services and facility improvements) will occur at existing facilities in the City which serve all areas and residents of the City. No requests for funding were received from service providers that would principally benefit areas with a minority concentration.

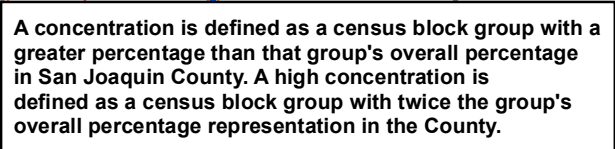
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DRAFT

CDBG Target Areas

PMC[®]



DRAFT

Areas of All other than
"White alone" Concentration

Homeless and Other Special Needs Populations

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves the funding of supportive services in Lodi or regional services, such as fair housing counseling or food assistance services. Currently, many homeless services are available in Lodi through the Salvation Army, and the City plans to continue to work closely with the Salvation Army and other organizations to determine how the needs of the homeless population can be met.

Toward this end, the City is funding several programs and services to assist its homeless and special needs populations. These include the following:

- Social services;
- Senior services, indirectly through the LOEL kitchen renovation; and
- Fair housing services.

In addition, the City's Housing Element includes several programs that provide for the development of affordable housing and removal of constraints to the placement of emergency shelters. The Element also removes potential constraints to housing for persons with disabilities.

Address Obstacles to Meeting Underserved Needs

While there are several constraints to meeting the needs of target-income residents (refer to the Consolidated Plan), the primary obstacle to meeting the needs of target-income residents is that the available services within the City's boundaries do not fully meet the needs of the community, largely due to lack of funding. Additionally, many services are located in the City of Stockton.

Foster and Maintain Affordable Housing

The City's 2003-2009 Housing Element includes a number of important programs to facilitate the development of affordable housing in Lodi. Some of these programs include:

Zoning Ordinance Revisions

The City shall revise Title 17 of the Lodi Municipal Code (Zoning Ordinance) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types.

Revise Growth Management Program

The City will revise its growth management program to exempt housing units affordable to very low or low-income households with long-term affordability restrictions.

Pursuit of State and Federal Funds in Support of Housing Construction

The City shall pursue available and appropriate state and federal funding sources to support efforts to construct housing meetings the needs of low- and moderate-income households, to assist persons with rent payments required for existing housing units, to provide supportive services, and to

provide on- and off-site improvements and public facilities, in support of affordable housing projects.

Homebuyer Assistance

The City will continue to implement a first-time homebuyer down payment assistance program. The City will promote the program by providing information at the Community Development Department's public counter and by providing a link to the program on the City's web site.

Promote the City's Multifamily Housing Development Standards

The City will promote its multifamily development standards through the Community Development Department's link to the City's website, information brochures available at the Community Development Department, pre-application meetings, and a notice to the local homebuilder's, realtor's, and contractor's associations.

The City proposes to foster affordable housing in 2009-10 by using funds previously received through the San Joaquin Urban County (approximately \$1.2 million) to help acquire a site for an affordable senior apartment complex. The City will also support maintaining the housing stock in the City's more affordable areas by providing graffiti abatement services.

The City does not anticipate providing rental assistance, as this is provided by the San Joaquin Housing Authority, and also does not expect to acquire any existing rental units.

Remove Barriers to Affordable Housing

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include allocating prior-year CDBG and HOME funds (through the Urban County) in support of affordable housing development, regulatory incentives, density incentives, and several other measures. These are described in more detail in the City's 2003-2009 Housing Element.

Develop Institutional Structure

The Community Development Department is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan. The Neighborhood Services Division within the department is specifically charged with these tasks. The division works in close consultation with the City's advisory committees and with the department's director.

The City has designated staff positions to administer the programs and activities funded with CDBG funds. These staff members work with the individual City departments, such as Public Works and Parks and Recreation, to develop procedures and coordination for administering programs that will be carried out by these departments.

Enhance Coordination

The City will continue to work closely with San Joaquin County, which borders the City on all sides. The City will also continue to work with many of the non-profits in the community, including the Salvation Army, LOEL, and Community Partnership for Families, to address the regional issues that affect the needs of target-income persons as well as special needs populations.

Public Housing Needs

While two public housing complexes are located in Lodi, they are administered by the San Joaquin Housing Authority, which serves as the housing authority for the County. The City of Lodi does not have its own local housing authority. Resident initiatives are handled directly by the San Joaquin Housing Authority.

Anti-Poverty Strategy

The City's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce. During the 2009-10 program year, the City will also continue to support activities that preserve and expand the supply of housing that is affordable to target-income households.

The strategy focuses on encouraging economic development and providing supportive services such as services referral assistance and job training.

Lead-Based Paint Hazards

While most housing units were built after 1978 in Lodi, the City will work together with the County Public Health Department to monitor incidences of elevated blood levels.

The City will also provide lead-abatement assistance for residential units through its residential rehabilitation and emergency repair programs. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in both rehabilitation programs will include:

- Notification
- Identification
- Treatment (if necessary)

Monitoring Plan

The City of Lodi has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan (p. 3-16).

Summary of Public Participation

The City of Lodi offered several opportunities for public participation during the development of the Consolidated Plan.

Public Meetings

The City held three public meetings during the Consolidated Plan and Action Plan development to encourage City residents to provide feedback on needs and priorities. The first meeting was held on February 11, 2009 and was advertised in the Lodi News-Sentinel. The meeting was attended by representatives of 10 non-profits.

Two separate community needs workshops were conducted to solicit input from the Hispanic and Pakistani communities. Flyers were produced and distributed to announce those workshops in both Spanish and Urdu.

On March 26, 2009 staff met with 10 members of the local Pakistani community. Through translators, staff learned of the following concerns: the poor condition of many of the alleys which their homes front on, and the need for emergency repair and housing rehabilitation funding.

On April 2, 2009 staff arranged for a workshop for the Hispanic community, but only one person attended. Feedback received centered on concerns with public safety/crime, and the need for Infrastructure replacement, ESL/literacy services, parent support groups, and youth/teen/family entertainment.

Public Hearings and Public Comment Period

At a public hearing on April 1, 2009 the Lodi City Council discussed priority housing and community development needs and identified projects to fund in 2009-10. The public hearing was publicized with a notice in the Lodi News-Sentinel on March 25, 2009, which also discussed the public comment period and approval process for the Plan.

The Lodi Action Plan was made available for public review on April 6, 2009 at City Hall and on the City's website. Notices were sent to interested parties.

The public comment period for the Action Plan concluded on May 6, 2009. No public comment was received. At a public hearing on May 6, 2009, the Lodi City Council adopted the Action Plan.

FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED May 15, 2009	Applicant Identifier
<input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
<input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name:		Organizational Unit:	
City of Lodi		Department:- Community Development	
Or ganizational DUNS: 028004552		Division: Neighborhood Services	
Address:		Name and telephone number of person to be contacted on matters involving this application (give area code)	
Street: 221 West Pine Street		Prefix: Mr.	First Name: Joseph
City: Lodi		Middle Name	
County:		Last Name	
State: CA	Zip Code 95241	suffix:	
Country: USA		Email: jwood@lodi.gov	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 94-6000361		Phone Number (give area code) 209-333-6800x2467	Fax Number (give area code) 209-333-6842
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) See back of form for description of letters.		7. TYPE OF APPLICANT: (See back of form for Application Types) C Other (specify)	
Other (specify)		9. NAME OF FEDERAL AGENCY: Department of Housing and Urban Development	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER TITLE (Name of Program): Community Development Block Grant Program 14-218		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Community Development Block Grant Action Plan, including housing, public facilities, public services, and program administration.	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Lodi		14. CONGRESSIONAL DISTRICTS OF: a. Applicant CA 11th b. Project CA 11th	
13. PROPOSED PROJECT Start Date: July 1, 2009 Ending Date: June 30, 2010		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
15. ESTIMATED FUNDING:		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
a. Federal	\$ 743,500.00		
b. Applicant	\$ 0.00		
c. State	\$ 0.00		
d. Local	\$ 0.00		
e. Other	\$ 0.00		
f. Program Income	\$ 0.00		
g. TOTAL	\$ 743,500.00		
Prefix Mr.			
First Name Blair		Middle Name	
Last Name King		suffix	
b. Title City Manager		c. Telephone Number (give area code) 209-333-6700	
d. Signature of Authorized Representative		e. Date Signed	

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Alley Drainage Improvements

Activity

Description

Reconstruct one alley to increase accessibility and drainage. Storm drain facilities will be added and the alley will be resurfaced.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

TBD

(Street Address):

(City, State, Zip Code):

Specific Objective Number	Project ID	Funding Sources: CDBG 232,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code	CDBG Citation	
Type of Recipient City	CDBG National Objective LMI Benefit	
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10	
Performance Indicator	Annual Units 1	
Local ID	Units Upon Completion 1	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Blakely Park Improvements

Activity

Description
Resurface the Blakely Park swing area to lengthen the life of the surfacing.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:
Blakely Park
(Street Address): 1050 S. Stockton Street
(City, State, Zip Code): Lodi, CA 95240

Specific Objective Number	Project ID	Funding Sources: CDBG 28,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code	CDBG Citation	
Type of Recipient City	CDBG National Objective LMI Benefit	
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10	
Performance Indicator	Annual Units 1	
Local ID	Units Upon Completion 1	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
San Joaquin Fair Housing

Activity

Description

San Joaquin Fair Housing provides fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

Citywide

(Street Address):

(City, State, Zip Code):

Specific Objective Number	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient Non-profit	CDBG National Objective LMI Benefit
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10
Performance Indicator	Annual Units 1,431
Local ID	Units Upon Completion 1,431

Funding Sources:

CDBG	19,403
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
Medium

Project
Graffiti Abatement – Private Property

Activity

Description

The Graffiti Abatement Program will remove graffiti on private properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to maintain the housing stock and preserve neighborhood property values.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

City of Lodi (CT 41.02 (BG 2), 42.03 (BG 3), 42.04 (BG 1) 43.06 (BG 1), 44.01 (BG 2, 3, 4, 5, 6), and 45.00 (BG 1, 3, 4)

(Street Address):

(City, State, Zip Code):

Specific Objective Number	Project ID	Funding Sources: CDBG 40,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code	CDBG Citation	
Type of Recipient City	CDBG National Objective LMI Benefit	
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10	
Performance Indicator	Annual Units 350	
Local ID	Units Upon Completion 350	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
Medium

Project
Graffiti Abatement – Private Property

Activity

Description

The Graffiti Abatement Program will remove graffiti on public properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to preserve neighborhood property values.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

City of Lodi (CT 41.02 (BG 2), 42.03 (BG 3), 42.04 (BG 1) 43.06 (BG 1), 44.01 (BG 2, 3, 4, 5, 6), and 45.00 (BG 1, 3, 4)

(Street Address):

(City, State, Zip Code):

Specific Objective Number	Project ID	Funding Sources: CDBG 41,880 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code	CDBG Citation	
Type of Recipient City	CDBG National Objective LMI Benefit	
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10	
Performance Indicator	Annual Units 350	
Local ID	Units Upon Completion 350	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
LOEL Kitchen Improvements

Activity

Description

Renovate and expand the current LOEL kitchen to commercial kitchen standards, so that LOEL can take over daily senior meal preparation for north San Joaquin County. Ongoing funding for meals will be provided through state and federal sources.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

LOEL Senior Center

(Street Address): 105 S. Washington Street

(City, State, Zip Code): Lodi, CA 95240

Specific Objective Number	Project ID	Funding Sources: CDBG 208,517 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code	CDBG Citation	
Type of Recipient Non-profit	CDBG National Objective LMI Benefit	
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10	
Performance Indicator	Annual Units 1	
Local ID	Units Upon Completion 1	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Planning and Administration

Activity

Description

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

Citywide

(Street Address):

(City, State, Zip Code):

Specific Objective Number	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient Non-profit	CDBG National Objective
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	148,700
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Second Harvest Food Bank

Activity

Description

Provide funding to Second Harvest Food Bank to purchase foods that are not typically donated to the food bank (e.g., meat and dairy products).

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

Citywide

(Street Address):

(City, State, Zip Code):

Specific Objective Number	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient Non-profit	CDBG National Objective LMI Benefit
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10
Performance Indicator	Annual Units 6,500
Local ID	Units Upon Completion 6,500

Funding Sources:

CDBG 10,000
ESG
HOME
HOPWA
Total Formula
Prior Year Funds
Assisted Housing
PHA
Other Funding
Total

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lodi

Priority Need
High

Project
Spay/Neuter Program

Activity

Description

Offer a spay/neuter program for feral cats trapped and released in target areas and pets (cats and pit bulls) owned by low-income households.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

Citywide

(Street Address):

(City, State, Zip Code):

Specific Objective Number	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient Non-profit	CDBG National Objective LMI Benefit
Start Date (mm/dd/yyyy) 7/1/09	Completion Date (mm/dd/yyyy) 6/30/10
Performance Indicator	Annual Units 214
Local ID	Units Upon Completion 214

Funding Sources:

CDBG	15,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

CDBG Consolidated Plan & CDBG-R

**Presented by
Community Development Department**

May 2009

CDBG Entitlement Process

■ Consolidated Plan Process

□ Three Required Documents

■ Consolidated Plan 2009-14

□ Five-year plan for identifying and addressing community needs.

- Housing
 - Homeless
 - Community Development
-

CDBG Entitlement Process

■ Consolidated Plan Process

□ Three Required Documents

■ Consolidated Plan 2009-14

■ Citizen Participation Plan 2009-14

□ Policies and procedures for ensuring public access to CDBG program documents.

□ Give all citizens adequate opportunity to provide comments on CDBG goals, activities, budgets and reports.

CDBG Entitlement Process

■ Consolidated Plan Process

□ Three Required Documents

- Consolidated Plan 2009-14
 - Citizen Participation Plan 2009-14
 - Action Plan 2009-10
 - Annual plan providing detail of each activity proposed for the fiscal year.
-

CDBG Entitlement Process

- **Consolidated Plan Process**
 - **Draft Documents Released at April 1st Public Hearing**
 - **30-day Review Period – Public Comment**
 - **Fine-tuning documents.**
 - **Adjusting allocation amounts.**
 - **Providing additional details in Con Plan.**
 - **Final approval on May 6th.**
-

2009/10 Action Plan

- **\$743,500 estimated allocation.**
 - **\$751,256 actual allocation.**
 - **+ \$7,756**
 - **Program Administration Cap of 20% (\$150,251)**
 - **\$149,707 to be reallocated from Urban County CDBG funds.**
 - **Total of \$750,712 available for distribution.**
-

2009/10 Action Plan

- **\$750,712 – Total Funding Available**
 - **60% City Projects/Services \$450,427**
 - **40% CBO Projects/Services \$300,285**

 - **Projects Receiving Additional Funding:**
 - **Alley Drainage Improvement Project**
 - **LOEL Foundation Kitchen Renovation Project**
 - **Fair Housing**
-

CBO Funding Recommendations

■ 1 Project & 2 Services - \$300,285

Applicant/Project	2009 CDBG	2008 CDBG
LOEL Center Kitchen Renovation	\$210,402	\$59,883
Second Harvest Food Bank – Food Distribution	\$10,000	0
SJ Fair Housing Services	\$20,000	0

City Funding Recommendations

■ 5 Projects & 2 Services - \$450,427

Applicant/Project	2009 CDBG	2008 CDBG
Alley Drainage Improvement Project	\$235,723	0
Graffiti Abatement – Private Property	\$40,000	0
Hale Park Surface Renovation	0	\$60,000
Handicap Ramp Replacement – W. Elm	0	\$29,824
Blakely Park Swing Area Resurfacing	\$28,000	0
Spay/Neuter Program	\$15,000	0
Graffiti Abatement – Public Property	\$41,880	0

CDBG-R Funding

- **Supplemental Funding through American Recovery and Reinvestment Act of 2009 (ARRA)**
 - CDBG-R for “shovel ready” projects capable of being implemented within 120 days.
 - Allocation equal to 25% of our 2008 CDBG allocation: \$173,149.
 - Supplement to our 2008 allocation through Urban County
 - Administered by SJC.
-

CDBG-R Funding

- **Used 2009-10 applicants for CDBG-R funding.**
- **Recommendation for CDBG-R funding:**
 - **SJC HSA – Lodi Community Center Project**
 - **Entire allocation: \$173,149.**

Recommended Action

- **Adopt Resolution Approving**
 - **Final 2009-14 Consolidated Plan & Citizen Participation Plan;**
 - **Final 2009-10 Action Plan;**
 - Includes funding recommendations.
 - **Allocation of CDBG-R funds**
 - As recommended.
-

RESOLUTION NO. 2009-56

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE FINAL
2009-14 CONSOLIDATED PLAN, CITIZEN PARTICIPATION PLAN AND
2009-10 ACTION PLAN FOR THE FEDERAL ALLOCATION OF COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS, AND FURTHER ALLOCATION OF
AVAILABLE CDBG-R FUNDS THROUGH THE URBAN COUNTY

=====

WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) as an entitlement community for fiscal year 2009-10 Federal allocation; and

WHEREAS, the City Council of the City of Lodi has been made aware of the amount of the CDBG funds available for the 2009-10 Federal allocation of fiscal program year being \$751,256; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 30-day public comment period, a public hearing at the City Council meeting of May 6, 2009, to receive comments and proposals from the public regarding the projected use of CDBG funds and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important requirements; and

WHEREAS, the City of Lodi, California, has received public input regarding the proposed use of CDBG funds; and

WHEREAS, staff therefore recommends the allocation of 2009-10 CDBG as indicated in Exhibit A; and

WHEREAS, an additional CDBG allocation has been made to 2008 entitlement communities in the American Recovery and Reinvestment Act (ARRA), San Joaquin County has received an allocation of \$955,227 of these funds, dubbed CDBG-R for "rapid" or expedited use, for "shovel-ready" CDBG-eligible projects that are able to implement funding with 120 days of award. The City of Lodi's portion of this funding is estimated to be \$173,149; and

WHEREAS, staff recommends that that the CDBG-R funds be allocated to the following projects:

- SJC HSA – Lodi Community Center Facility Improvement (\$149,449)

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the Final 2009-14 Consolidated Plan, Citizen Participation Plan, and the 2009-10 Action Plan with the recommended 2009-10 Federal allocations of CDBG funds to the projects recommended by staff in the amount of \$750,712 as indicated in the attached Exhibit A; and

BE IT RESOLVED that the City Council does also authorize staff to make minor changes to the Consolidated Plan documents in response to comments and/or directions received and deemed necessary by the U.S. Department of Housing and Urban Development; and

BE IT RESOLVED that the City Council of the City of Lodi does also hereby approve the allocation of available CDBG-R funding through the Urban County, **as** indicated in the attached Exhibit A.

Dated: May 6, 2008

=====

I hereby certify that Resolution No. 2009-56 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 6, 2009, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Johnson, Katzakian, Mounce,
and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to be 'Randi Johl', with a stylized, overlapping loop structure.

RANDI JOHL
City Clerk

City Manager's Recommendations

2009/10 CDBG Allocation

Program Administration (20%)

Adjusted Balance

Reallocated Urban County CDBG Funding

Total Funding Available

City Projects

Alley Drainage Improvements
Graffiti Abatement - Private Property
Hale Park Surface Renovation
Handicap Ramp Replacement - W. Elm St
Blakely Park - Swing Area Resurfacing

City Service Programs

Spay/Neuter Program
Graffiti Abatement - Public Property

CBO Projects

LOEL Foundation - Kitchen Renovation
SJC HSA - Lodi Community Center Project

CBO Service Programs

S.J. Fair Housing - Fair Housing Services
Second Harvest Food Bank - Food Assist.

NOTE: Italicized Bold indicates revised figures with final CDBG allocation amount.

\$751,256					
(\$150,251)					
\$601,005	2009/10 CDBG Allocation		Reallocated Urban County CDBG		CDBG-R
\$149,707	60% City Set-Aside	40% CBO Set-Aside	60% City Set-Aside	40% CBO Set-Aside	
\$750,712	\$360,603	\$240,402	\$89,824	\$59,883	\$173,149
\$235,723	\$235,723				
\$40,000	\$40,000				
\$60,000			\$60,000		
\$29,824			\$29,824		
\$28,000	\$28,000				
\$15,000	\$15,000				
\$41,880	\$41,880				
\$270,285		\$210,402		\$59,883	
\$149,449					\$149,449
\$20,000		\$20,000			
\$10,000		\$10,000			
	\$360,603	\$240,402	\$89,824	\$59,883	\$149,449

LEGAL ADVERTISEMENT

ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF PUBLIC HEARING FOR APPROVAL OF THE FINAL 2009-14
COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN,
CITIZEN PARTICIPATION PLAN AND 2009-10 ACTION PLAN, AND
ALLOCATION OF AVAILABLE CDBG-R FUNDING

PUBLISH (DATES): April 18,2009

TEAR SHEETS WANTED: 1 EXTRA (ONLY) DELIVER TO: Community Development

AFFIDAVIT' & BILL TO: Account #. 20104930
Community Development - CDBG
City of Lodi
221 W. Pine Street
Lodi. CA 95241

DATE: April 16,2009

ORDERED BY: Joseph Wood

TITLE: Neighborhood Services Division Manager



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER APPROVAL OF THE FINAL 2009-10 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN, CITIZEN PARTICIPATION PLAN, AND ACTION PLAN

On Friday, April 17, 2009, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider approval of the Final 2009-10 Community Development Block Grant Consolidated Plan, Citizen Participation Plan, and Action Plan (attached and marked as Exhibit A) was posted at the following locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct

Executed on April 17, 2009, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER APPROVAL OF THE FINAL 2009-10 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN, CITIZEN PARTICIPATION PLAN, AND ACTION PLAN

On Friday, April 17, 2009, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to consider approval of the Final 2009-10 Community Development Block Grant Consolidated Plan, Citizen Participation Plan, and Action Plan, attached hereto marked Exhibit A. The mailing list for said matter is attached hereto marked Exhibit B.

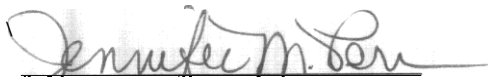
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 17, 2009, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Dated: April 18, 2009

NOTICE IS HEREBY GIVEN that on **Wednesday, May 6, 2009**, at the hour of **7:00 p.m.**, or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

Approval of the Final 2009-14 Community Development Block Grant Consolidated Plan, Citizen Participation Plan and 2009-10 Action Plan; and the Allocation of Available CDBG-R Funding

The 2009-10 fiscal year will be the City's first year receiving Community Development Block Grant (CDBG) funds as an entitlement. This requires that the City prepare a series of documents to adequately plan for the expenditure of the funds. The 2009-2014 Consolidated Plan describes the City's housing and community development needs over the next five years, and creates priorities for expending funds. The Citizen Participation Plan describes how the City will keep Lodi residents informed of matters relating to the CDBG funds. The 2009-2010 Action Plan describes the programs and activities proposed during the 2009-2010 program year with the anticipated CDBG funding of \$743,500. During the program year that begins July 1, 2009, the City plans to fund public facilities improvements, infrastructure, public services, and program administration.

An additional CDBG allocation has been made to 2008 entitlement communities in the American Recovery and Reinvestment Act (ARRA). San Joaquin County has received an allocation of \$955,227 of these funds, dubbed CDBG-R for "rapid" or expedited use, for "shovel-ready" CDBG-eligible projects that are able to implement funding with 120 days of award. The City of Lodi's portion of this funding is estimated to be \$173,149. Eligible projects will be taken from the applications submitted for the 2009-10 CDBG funding.

The release of this notice is part of the City's activities to fulfill federal Consolidated Plan citizen participation requirements. The Action Plan must be available to the public and the City must provide reasonable access to documents.

The Draft Consolidated Plan, Citizen Participation Plan, and Action Plan are available for public review at the Lodi City Hall, 221 West Pine Street, and also on the City's website at <http://www.lodi.aov/community/development/Neighborhoods/CDBG.html>. Copies of the documents will be made available upon request.

The public review and comment period began on April 6, 2009 and will end May 6, 2009. The City Council will consider adoption of the Consolidated Plan documents and provide an opportunity for public comment at this May 6, 2009 meeting.

Questions regarding the Consolidated Plan documents can be directed to Joseph Wood, Neighborhood Services Division Manager, at (209) 333-6711 or jwood@lodi.gov.

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 333-6702. Notification **48** hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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Tim Viall, Executive Director
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LOEL Foundation, Inc. – LOEL Center & Gardens
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Lodi Boy's & Girl's Club
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Kate Macek, Development Director
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One-Eighty Teen Center
Attn: Jake McGregor
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